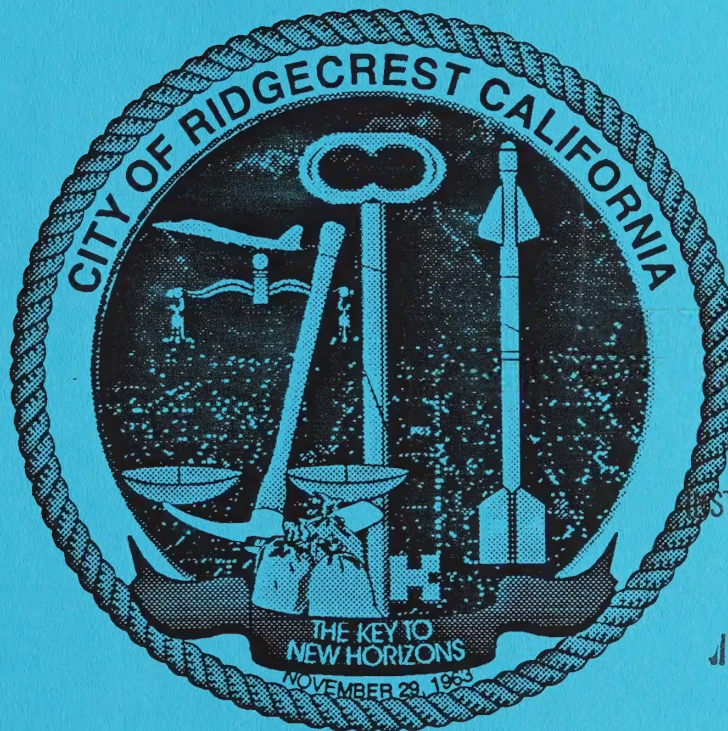


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THE CITY OF RIDGECREST GENERAL PLAN 1991-2010



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CITY OF RIDGECREST
COMMUNITY DEVELOPMENT DEPARTMENT
100 W CALIFORNIA AVENUE
RIDGECREST, CA 93555

CITY OF RIDGECREST GENERAL PLAN 1991 - 2010

CITY COUNCIL

**Mayor Kevin Corlett
Vice Mayor Howard Auld
Councilman Brian Bitney
Councilman Curt Bryan
Councilman Harry Parode**

PLANNING COMMISSION

**Chairman Dave Allen
Commissioner Kathleen Armstrong
Commissioner Nancy Bass
Commissioner Roe Darnell
Commissioner Bill Hand**

Prepared by:

**Community Development Department
100 W. California Avenue
Ridgecrest, California 93555
(619) 371-3721**

**Community Development Director, Michael Swigart
Associate Planner Lois Landrum
Assistant Planner Gina Robinson
Assistant Planner Sherwin Williams**



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RESOLUTION NO. 94-57

**A RESOLUTION OF THE RIDGECREST CITY
COUNCIL ADOPTING THE CITY OF RIDGECREST
1991-2010 GENERAL PLAN.**

THE CITY COUNCIL OF THE CITY OF RIDGECREST RESOLVES as follows:

SECTION 1: FINDINGS:

On January 25, 1994 , the Planning Commission held a public hearing and duly and regularly considered the draft City of Ridgecrest 1991-2010 General Plan in accordance with Government Code Section 65000 (et seq), and recommended the City Council adopt the draft City of Ridgecrest 1991-2010 General Plan, and

On August 3, 1994, the City Council also held a public hearing, duly noticed in newspaper of general circulation in accordance with Government Code Section 65000 (et seq), and

WHEREAS, the City Council directed the Community Development Director to initiate development of an updated General Plan for the City of Ridgecrest; and

WHEREAS, a series of public meetings and citizens' committee were held to develop, review and comment on the proposed draft updated General Plan and during such process public review and comments were sought by 1) publication of committee meeting schedules and 2) distribution of the draft updated General Plan; and

WHEREAS, comments received on the draft updated General Plan were reviewed and responded to by the Community Development Department staff and incorporated within the draft updated General Plan, and

WHEREAS, Community Development Department staff prepared for said draft updated General Plan an Environmental Impact Report which was duly considered by the Planning Commission and City Council in public hearing; and

WHEREAS, said draft Environmental Impact Report was adopted by the City Council on March 2, 1994 by Resolution #94-07.

SECTION 2: Consistency

NOW, THEREFORE BE IT RESOLVED as follows:

1. This Council finds that all the facts recited hereinabove are true.
2. This Council finds and determines that the elements contained in said City

Resolution No. 94-57

Page 2

of Ridgecrest General Plan 1991-2010 are, with respect to each other integrated, internally consistent and compatible, as required by Government Code Section 65300.5.

3. The City Council adopts the draft City of Ridgecrest 1991-2010 General Plan and rescinds the City of Ridgecrest 1981-1995 General Plan.

APPROVED AND ADOPTED this 3rd day of August, 1994 by the following vote:

AYES: Mayor Corlett, Council Members Auld, Bitney, Bryan, and Parode.

NOES: None.

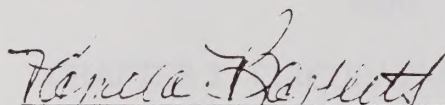
ABSTAIN: None.

ABSENT: None.



Kevin S. Corlett, Mayor

ATTEST:



Pamela Bartlett, City Clerk

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Provided by the City of Ridgecrest as a separate document

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Provided by the City of Ridgecrest as a separate document

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INTRODUCTION

PURPOSE AND NATURE OF THE GENERAL PLAN

This General Plan is a policy document designed to guide the future growth and development of Ridgecrest in a manner consistent with its physical, social, economic and environmental goals. The plan provides a framework of policies and programs with which local decision makers may direct the growth of the community. At the same time, it constitutes a vehicle for citizen involvement both during the plan's development and throughout its implementation.

Every city is required by State law to adopt a long-term, comprehensive general plan for the physical development of the city and any land directly within its sphere of influence which bears a relation to the community. Since communities by nature are ever changing, general plans must be dynamic documents in order to keep pace with evolving community values, conditions and needs. Therefore, while Ridgecrest adopted a General Plan in 1968 and did a major revision in 1981, many of the goals and policies that were established are no longer relevant. This revised plan responds to the dramatic changes in population, character and values which have occurred over the last decade and comprises a framework through which Ridgecrest can best meet future challenges. This plan is intended to provide guidance in meeting these challenges over the next twenty years (1990-2010).

State law requires that a general plan shall include the following elements, each dealing with specific issues facing the community: land use, circulation, housing, conservation, open space, noise, safety, source reduction and recycling, and household hazardous waste. In addition to these mandatory elements, optional elements may be prepared and adopted by each community. Such elements serve to expand the community's authority in dealing with specific concerns. Once adopted, these elements command the same force as mandatory elements. In response to local concerns and needs, an Economic Development element has been added.

The General Plan for the City of Ridgecrest includes ten elements. The 1981 General Plan contained seven of the nine required elements plus 4 optional elements. In this document three of the original optional elements have been combined within the remaining required elements, leaving only one optional element: economic development. The Land Use element now contains the Community Design and the Public Services and Facilities elements. Scenic Highway has been merged with Circulation and Transportation. Environmental Management and Energy are found within the Conservation element, and Seismic Safety issues are addressed in the Safety element.

Present mandates by the State of California require the addition of two new elements: Source Reduction and Recycling, and Household Hazardous Waste. The City entered into an agreement with Kern County and has recently completed these two elements.

RIDGECREST PROFILE

Ridgecrest is located in the northeast corner of Kern County in the Northern Mojave Desert. Prior to the establishment of the Naval Ordnance Test Station (NOTS) at China Lake in 1943, Ridgecrest, then "Crumville," consisted of a few scattered farms and homesteads. Ridgecrest evolved during the 1950's and 1960's as a support community, vital to the mission of NOTS, by providing housing and services for Federal employees and contractors. The community incorporated in 1963.

NOTS, later China Lake Naval Weapons Center (NWC) and now the China Lake Naval Air Weapons Station (NAWS), continues to be the major source of employment for Ridgecrest residents. At the same time NAWS depends increasingly upon Ridgecrest for support services. The economic stability Ridgecrest has enjoyed as a service community for the NAWS has been essential to its successful emergence as a community in its own right. In addition, the same location characteristics that initially attracted the NAWS; vast uninhabited space, clean air, good water, highway accessibility, accessibility to multiple recreational sites, and proximity to Los Angeles and Bakersfield, continue to serve as an attraction to others to come to Ridgecrest.

Ridgecrest is located in the southern portion of the Indian Wells Valley, surrounded by four mountain ranges; the Sierra Nevada on the west, the Cosos on the north, the Argus Range on the east, and the El Paso Mountains on the south. It is approximately 80 miles from the Lancaster/Palmdale area and approximately 125 miles from both Bakersfield and San Bernardino, the three nearest major urban centers. Though often described as isolated, a favorable characteristic of the City is its proximity to two major highways and the Inyokern Airport. These attributes make Ridgecrest easily accessible to the rest of southern California.

As the only incorporated community in the Indian Wells Valley, Ridgecrest acts as the urban center for northeastern Kern County. County-wide, it is the second largest city both in total area and population. The City's incorporated area includes approximately 13,300 acres.

Ridgecrest's Sphere of Influence, as defined by the Kern County Local Area Formation Commission (LAFCO), takes in another 13,580 acres. These combined areas, 26,880 acres (42 square miles), have been used to define the general plan area as illustrated in Figure i-1.

While the Indian Wells Valley has experienced a fairly steady growth rate over the last decade, Ridgecrest's population has changed dramatically since the early 1970's which has resulted in Ridgecrest becoming the second largest city in population in Kern County. The rapid increase in Ridgecrest's population between 1980 and 1989 is primarily attributable to the annexation of the Naval Air Weapons Station to the City of Ridgecrest and a population movement of Department of Defense employees from housing on base the NAWS into non-military housing located in the City. Ridgecrest currently has an estimated population of 28,241 as of the January 1, 1991 California Department of Finance E-5 Report on annual population growth. If trends continue, the bulk of the population growth in the Valley will continue to occur within Ridgecrest. The accompanying Table

i-1, "Population Growth Trends," illustrates these past and projected trends in population for Ridgecrest.

TABLE i-1

POPULATION GROWTH TRENDS

Year	1970	1980	1981	1982*	1983	1984
Population	7629	15,750	16,148	20,704	21,315	22,162
% Increase					3%	4%

Year	1985	1986	1987	1988	1989**	1990***
Population	22,967	23,716	24,973	26,836	28,639	27,594
% Increase	4%	3%	5%	8%	6%	2.3%

*NAWS Population included as of this data forward.

**State Department of Finance figures.

***1990 Census

TABLE i-2

RIDGECREST FUTURE GROWTH TRENDS

Year	1991	1995	2000	2005	2010
4.0%	28,697	33,572	40,845	49,694	60,461
5.0%	28,973	35,217	44,947	57,365	74,615
6.0%	29,249	36,927	49,416	66,130	83,488

The distribution of land uses resulting from the rapid population increase during the last ten years is illustrated in the accompanying figure i-1 , "Existing Land Uses - 1990." The figure clearly illustrates the rather scattered pattern of residential land uses and linear commercial pattern along Inyokern Road, China Lake Boulevard, Norma Street, and Ridgecrest Boulevard which have typified Ridgecrest. Acreage associated with Figure 1-1, as of 1990, are presented in the summary table below:

TABLE i-3

EXISTING LAND USES

January, 1990

Acres

Land Use Category	City of Ridgecrest	NAWS	Kern Co.
Single Family	1984	75	0
Multi-Family	296	420	33
Commercial/Office	374	0	30
Civic/Institutional	188	30	0
Industrial	60	0	75
Parks/Schools	185	202	0
BLM/Open Space	1040	0	940
Vacant	3397	1475	6194
Rural Residential	240	0	2364
NAWS Operations	0	7278	0
TOTAL	7764	9480	9636

Note: Acreage include only the area shown in "General Plan Study Area" Figure i-1.

Many changes began to occur in Ridgecrest during the last decade. The ability of Ridgecrest to benefit from these changes in the future will be directly influenced by this General Plan. Among these changes are:

- o The assimilation of NAWS civilian employees and their dependents as NAWS continues to grow.
- o Emerging utilization by residents of Indian Wells Valley, Searles Valley and surrounding communities of Ridgecrest for goods and services of a regional nature.
- o The emerging opportunity for an employment base in Ridgecrest which is independent of the NAWS.
- o A desire on the part of community residents for growth consistent with historic population growth rates and local environmental, economic and social values.
- o A continuing role as a regional urban center for population growth in northeast Kern County.

CITIZEN INVOLVEMENT

City Council, Planning Commission, and City staff felt that active citizen interaction during the development of the General Plan was a key component in creating a dynamic document reflective of local concerns and needs. Public participation incorporated within the plan process expanded the opportunities for a broader information base, improved communications between the City, other service agencies, and valley residents, and provided for the inclusion of technical expertise that would be otherwise unavailable to the city. During the development of this document, effort was made to include public involvement from the earliest planning stages to final adoption. Volunteers were called upon for information gathering (land use survey, Ridgecrest Image Study, etc.), document formulation, and draft review.

Citizen committees were created to address specific elements within the general plan. These citizen committees met to discuss current issues, opportunities, and goals within the framework of each individual element's concerns. Committee members represented a cross section of city residents, county residents, public agencies, NAWS employees, city officials, and city staff.

Technical expertise and support was provided by NAWS Environmental and Public Works Divisions. Technical data on the local environment, land use information within NAWS boundaries, and support data on infrastructure were made available to the City by NAWS personnel. Review of the draft documentation was provided to assure accuracy, consistency and compliance with current laws and technical standards.

Workshops and public hearings were conducted to present, in draft form, the proposed document. Public comment was solicited toward the development of a final document that would be the most accurate representation of this community's ideals and needs.

PHILOSOPHY AND APPROACH

A general plan must be consistent with community values in order to be an effective tool for guiding future development. Historically, general plans provided decision makers with a checklist of philosophical policies, but little in the way of tangible guidelines to achieve desired goals. Proposed actions were accepted or denied based on their conformance to general philosophies, and not because they were a component of an action plan specifically designed to achieve goals.

This General Plan sets forth specific guidelines for Ridgecrest to grow in a manner which best meets the social, economic, physical and environmental goals of the community. Since the plan implementation is the real test of a local government's commitment to meeting community goals, the guidelines provided by the plan must facilitate a decision making process consistent with those goals.

The goals contained in this document are based on the following local philosophy regarding Ridgecrest's future.

- o A continued role as a support community for the NAWS. In the past, Ridgecrest has primarily been a service and bedroom community for the NAWS. Augmented by an active campaign for an expanded economic base, Ridgecrest will continue to provide housing, shopping, recreational outlets and a range of other services and facilities to NAWS personnel, contractors and their dependents.
- o Expansion of the economic base in a manner compatible with the mission of the NAWS. In order to become a more self-sufficient community, Ridgecrest must seek greater economic independence from the NAWS. The benefits of such a pursuit include provision of a broader range of services for residents, enhanced employment opportunities, economic stability, and independence from fluctuations in NAWS activity. Consideration must, however, be given to ensuring that new enterprises attracted to the area do not hinder the mission of the NAWS which will continue to be the primary employer of the valley.
- o Achieving a land use pattern which is more efficient through better management of growth. Through a program of planned urban expansion, the General Plan provides assistance for determining the optimum location for future growth. Criteria for the growth strategy makes consideration for economic, environmental and social factors.
- o Identification and development of Ridgecrest as a regional center for the northern Mojave Desert. As the major urban center in the northern Mojave Desert, Ridgecrest is the logical location to develop regionally oriented services demanded by the regional market. The General Plan lays the foundation for this role of regional provider by setting guidelines for housing, business, and governmental needs oriented to a large geographic base.
- o Continuation of an active, ongoing program of citizen involvement in community development. Citizen involvement is essential to the process of creating and implementing a general plan. Plan success can only be assured through continued citizen support. In addition, public participation ensures an exchange of ideas between the decision makers and their constituency which in turn results in community development that is both relevant and timely.
- o An improved program of coordination between jurisdictional entities. Within the Indian Wells Valley and Ridgecrest, needs of residents are met by a multitude of local, state and federal agencies, each pursuing a separate course of action. Coordination between Ridgecrest and these various entities can avoid potential conflicts in purpose and achieve greater efficiencies in budgeting and operations.

The first element in the design is the choice of the material. The material must be able to withstand the high temperatures and pressures of the engine.

The second element is the choice of the fuel. The fuel must be able to burn at high temperatures and pressures, and it must be able to be injected into the combustion chamber.

The third element is the choice of the combustion chamber. The combustion chamber must be able to withstand the high temperatures and pressures of the engine, and it must be able to be cooled.

The fourth element is the choice of the exhaust system. The exhaust system must be able to withstand the high temperatures and pressures of the engine, and it must be able to be cooled.

The fifth element is the choice of the cooling system. The cooling system must be able to withstand the high temperatures and pressures of the engine, and it must be able to be cooled.

The sixth element is the choice of the lubrication system. The lubrication system must be able to withstand the high temperatures and pressures of the engine, and it must be able to be cooled.

The seventh element is the choice of the control system. The control system must be able to withstand the high temperatures and pressures of the engine, and it must be able to be cooled.

- o Development of a progressive, community oriented atmosphere which now characterizes the City. Development of a progressive, community oriented atmosphere which now characterizes the City. The development of Ridgecrest in "neighborhood" groupings results in a small town atmosphere among residents which is highly prized in the community. In combination with this neighborly spirit is a progressive attitude that fosters innovative and advanced solutions to local and regional issues.
- o Recognition of the limitations placed on urban growth by natural environmental factors in the Valley, particularly ground water and air quality. Ground water is the current source of water for all activities in the Valley. The supply of ground water is limited and, therefore, its use must be carefully managed. Likewise, good air quality is a natural asset of the Valley which is essential to the mission of the NAWS and highly prized by residents. Protection of this resource is vital for economic stability and a continued, balanced environment in which to live. The management of the environment unique to the Indian Wells Valley is recognized as a concern by all agencies within the valley. As the leading urban center, the City of Ridgecrest should be at the forefront for developing a unified management policy.

HOW TO READ THE PLAN

The Ridgecrest General Plan consists of two volumes. Volume 1 contains the policy guidelines and action programs for its implementation. Volume 2 is a technical appendix which provides the supporting data and environmental analysis of the plan. Volume 1 is intended for use by all city residents and individuals interested in growth and development in Ridgecrest. Volume 2 is intended for use primarily by City staff and officials to assist them in interpreting the plan and development proposals, although it is available for use by the public.

In Volume 1 of the General Plan, major aspects of each plan element are presented in a brief outline format. The economy of text resulting from this approach enhances the utility of the document as a policy guide by focusing attention on the major points covered by the plan.

Each element of the Plan consists of four sections: Introduction; Background; Goals, Objectives and Policies; and Implementation Program. Only the most pertinent information is provided for each element. Supporting information can be found in the Technical Appendix (Volume 2) which contains detailed discussions as well as a comprehensive bibliography of sources referenced during plan preparation.

The principal guidelines for making decisions affecting the future shape and character of Ridgecrest are provided by the goals, objectives, policies, standards, plans and implementation measures contained in each general plan element. These building blocks of the plan are defined by the Office of Planning and Research, State of California, as follows:

- o Goal - The ultimate purpose of an effort stated in a way that is general in nature and immeasurable.
- o Objective - A measurable goal.
- o Policy - A specific statement guiding action and implying a clear commitment.
- o Standard - A specific quantified guideline defining the relationship between two or more variables.
- o Plan - An explanation of how policies specifically apply to an area.
- o Implementation Measure - An action, procedure, program or technique that carries out general plan policy.

The General Plan embodies a comprehensive approach in which the total range of urban concerns and issues are treated in an integrated manner. The "action program" for achieving the goals established by the Plan is contained in the "Strategies and Programs for Implementation" chapter. Although implementation measures are presented as part of each element, it is in this chapter that the interrelationships between the individual elements are defined and a coordinated strategy for achieving their goals collectively is discussed.

RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

GENERAL PLAN STUDY AREA

LEGEND

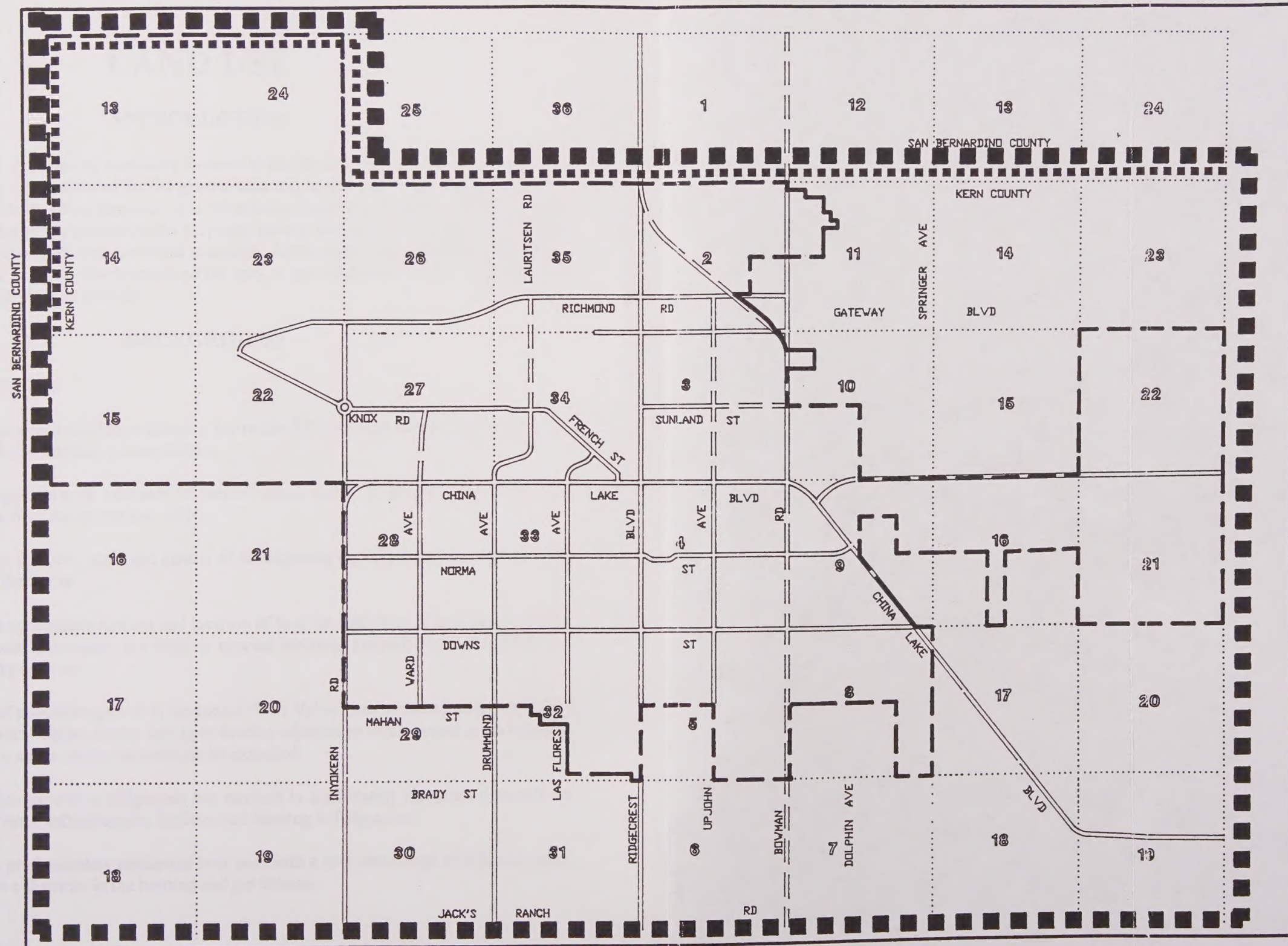
- City Limits
- County Boundary
- Sphere Of Influence



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLAM J. BURKE
DRAFTED BY RICH LARSON

Figure i-1



CHAPTER 1

LAND USE

INTRODUCTION

The Land Use Element, one of seven mandatory elements of the General Plan, has been required since 1955. It serves as the central element for the general plan and, in essence, brings together most of the concerns addressed in the other elements. It is the principal tool for guiding community growth and development and does so by designating the proposed general distribution, location and intensity of the use of land for both urban and non-urban activities. Although the Land Use Element is most closely related to the physical development of the city, it also addresses social, economic and environmental issues through its policies.

BACKGROUND

ISSUES AND PROBLEMS

1. The lack of comprehensive, future planning has resulted in lost opportunities from the fiscal, environmental and aesthetic points of view.
2. The total incorporated area, with over 44 percent vacant and 13% designated open space, is expected to be built out by the year 2010.
3. The appropriate intensity, scale and density of development on vacant parcels requires clear definition for the future.
4. Achieving the appropriate amount and location of land for each type of land use needed to create a balanced community is a dynamic process involving property rights, available land and community interests.
5. The majority of population growth in the Indian Wells Valley is expected to occur within the current city limits. Higher density land uses develop adjacent to incorporated areas resulting in pressures to annex so city services can be extended.
6. The population growth in Ridgecrest has resulted in significantly increased demands for municipal services, infrastructure, facilities and housing in Ridgecrest.
7. Ridgecrest is predominately residential land uses with a low percentage of industrial uses. This results in a disparity in the housing and job balance.

8. Some owners of centrally located large parcels have chosen not to develop their land at this time.

OPPORTUNITIES

1. Establish growth guidelines and encourage and set priorities for desired intensities, types and locations of new development.
2. Consideration of local environmental and economic resources in land use planning such that significant resources are protected and preserved.
3. Encourage compatible infill development.
4. Coordinate public services and infrastructure development with planned growth.
5. Identify carrying capacity of the environment as a basis for managing growth.
6. Encourage development of available Naval Air Weapons Station and Bureau of Land Management lands compatible with adjacent community needs and character if and when such lands become available.
7. Encourage county land uses compatible with adjacent city uses.
8. Evaluate population growth and monitor for acceptable levels of quality of life.

GOALS, OBJECTIVES AND POLICIES

GOAL 1.1:

Establish a concentrated and efficient urban form for Ridgecrest.

OBJECTIVES:

- o Achieve urban growth in an orderly manner responsive to economic, environmental and social needs of the community.

POLICIES:

- 1.1.1 Encourage development which emphasizes infill of vacant parcels.

- 1.1.2 Establish an optimum population size for the Ridgecrest area, based on environmental factors, as a guide for planning.
- 1.1.3 Provide easily accessible retail commercial services in order to encourage pedestrian shopping and energy conservation.
- 1.1.4 Encourage very low density development in adjacent unincorporated areas where acceptable and found necessary for orderly development.
- 1.1.5 Seek to meet an increased portion of local housing needs through multi-family housing, both tenant and owner-occupied. Work with developers and the Housing Corporation to meet the City's regional share of low and moderate income housing.

GOAL 1.2:

Achieve compatibility of land use in the Ridgecrest community through management of land use resources.

OBJECTIVES:

- o Through working directly with the NAWS Navy Command, and the Bureau of Land Management develop and begin implementation, of a strategy for the redevelopment and/or rehabilitation of excess Federal property as such lands become available.

POLICIES:

- 1.2.1 Continue to participate in the Land Use Policy Coordinating Committee to integrate Ridgecrest and NAWS into a single community through joint land use planning.
- 1.2.2 Encourage expansion of shopping and leisure time opportunities in the community.
- 1.2.3 Locate medium density residential in close proximity to existing or future commercial centers.
- 1.2.4 Promote development of environmentally compatible industries in Ridgecrest through improvement of existing and development of new industrial parks.
- 1.2.5 Designate areas, such as the downtown Balsam Street/Ridgecrest Boulevard area, for preparation of specific plans which will direct area revitalization and integration with the surrounding community.
- 1.2.6 Establish permanent procedures for citizen participation in the annual review of land use planning and plan implementation.

- 1.2.7 Develop a policy to encourage large parcels of land to be developed as planned unit developments or specific plans.
- 1.2.8 Develop new subdivision standards, or revise as appropriate, for each type of residential development including rural density lots, low density and medium density.

GOAL 1.3:

Provide for a city of the future that values people involvement with their community, their government and their quality of life.

OBJECTIVES:

- o Through community involvement, provide for a well integrated city with recreational areas which are adjacent to commercial and industrial areas.

POLICIES:

- 1.3.1 Encourage development of business areas adjacent to residential and recreational areas.
- 1.3.2 Work to promote a diversity of recreational uses to meet all community needs.
- 1.3.3 Attract new businesses to the area to provide for the availability of a growing work force.
- 1.3.4 Encourage development within the community to attract an older retired populace.
- 1.3.5 Work with the Sierra Sands Unified School District to provide for well integrated housing, school and recreational uses.
- 1.3.6 Provide for additional parks and trail systems linking recreational, housing, and schools.

IMPLEMENTATION PROGRAM

LAND USE PLAN

Overall Concept - The Land Use Plan depicts in a two dimensional form, a balanced distribution of land use which is consistent with community values, as expressed in this General Plan. The three overall principals followed in developing the Land Use Plan are:

- o Provide a guide to public and private investment; and

- o Reflect the issues, problems and opportunities affecting land use which are identified in each of the general plan elements; and
- o Reduce the potential for loss of life, injuries and damage to properties from hazards including flooding, seismic activity and aircraft operations.

The Land Use Plan reflects existing land use patterns which have resulted in a linear character for the City. Within this linear framework, the plan provides opportunities for future development to create various focal points for service and employment activities such as commercial centers, the civic center and industrial parks. As these focal points are developed and residential development occurs around them, a greater efficiency of land use and movement of people and goods can be achieved.

Efficiency of land use and movement is further enhanced by setting forth the concept of concentrating the most intensive uses in the urban centers and locating the less intensive uses on the fringe of these centers and within the Sphere of Influence. Intensive land uses include: the three nonresidential classifications, commercial and office, civic and institutional, and industrial; the residential categories of medium density and low density, and recreational uses are limited to the urban area while the less intensive uses including rural residential and natural open space make up the fringe areas west, south and east of the community.

Nonresidential land uses including commercial, office, civic, institutional and industrial are largely concentrated in a linear manner along Inyokern Road, China Lake Boulevard, Ridgecrest Boulevard, Norma Street, and Downs Street. Within this linear urban form are located existing and potential commercial focal points. Focal points within the linear pattern are located at intersections of arterial streets. Additional nonresidential uses are shown outside the dominant linear pattern characterizing these uses where they serve a neighborhood service function.

Residential, open space, and recreational uses comprise the remaining areas within the Land Use Plan. Inside the urban areas, low and medium density residential uses are shown. Medium density is shown adjacent to nonresidential uses in order to locate the highest concentrations of population near to services and the work place. Low density residential is indicated for the remainder of the urban area, and represents the major land use within the city. Also located inside the urban area are parks and schools, both of which provide for educational and recreational uses.

Outside the urban area, residential uses are designated as very low densities which do not require as great a level of urban services. Natural open space for hazard protection, habitat preservation and scenic enhancement is shown for the remainder of the non-urban area.

The Land Use Plan represents the proposed total development or "build-out" condition for the entire study area (the City and its Sphere of Influence). Continued growth and development at the historic rate could result in a total build-out of the incorporated area in the foreseeable future.

Table 1-1 gives a land use summary, in acres, of each land-use category as of June 1990. These figures are also depicted in Figure 1-1.

Rural Residential - The rural residential designation applies to portions of the area within the Sphere of Influence which have not been designated urban by Kern County. This concept applies to properties that provide for residential living as well as limited agricultural pursuits within the City limits. Housing within this designation would be located on individual lots with a minimum area of one gross acre to five gross acres and would reflect a lifestyle requiring a minimum of urban services.

Estate Residential - The estate residential designation is a single family residential designation used within city limits. This classification allows the development of large lots that range from 7,500 sq. ft. to 40,000 sq. ft. Estate residential homes are typically more expensive due to the size of the lots.

Low Density Residential - The low density residential designation is designed to provide for single family housing located on lots ranging in size from 6,000 square feet to 5 acres. The extreme low range of the densities is intended to meet the need for housing on large lots within reasonable proximity of a full range of urban services as well as serving as a transitional land use between the very open and sparsely populated rural areas and the various urban land uses of the city. The upper density residential ranges provides for housing on smaller lots within a density range of one to six units per gross acre. Besides providing for "traditional" single-family homes, this designation also provides for mobile homes and other forms of manufactured housing which meet the density standard and applicable development standards. Low density housing is currently the dominant housing type in Ridgecrest and is expected to continue as such in the future.

Medium Density Residential - The medium density residential designation provides for various forms of attached housing, both tenant and owner occupied. The designation permits densities up to twenty-five units per gross acre. Densities above this level are considered not in keeping with the "small town" character of the community.

TABLE 1-1

**LAND USE PLAN SUMMARY
(Gross Acres - June 1990)**

Total Build-Out

<u>Land Use Category</u>	<u>City</u>	<u>County</u>	<u>NAWS</u>
Residential			
Rural	664	4438	0
Estate	700	1805	0
Low Density	2659	550	500
Medium Density	675	0	190
Nonresidential			
Commercial and Office	2101	227	80
Civic & Institutional	1213	30	380
Industrial	210	966	320
Open Space			
Parks & Schools	717	410	420
Natural Open Space	2420	1210	7590
TOTAL	11,359	9636	9480

Commercial and Office - The commercial and office designation includes all types of retail stores and professional and personal service shops and offices. Commercial uses include: retail sales stores which provide a community-wide service such as restaurants, automobile sales, repairs, etc. as well as those which may provide service to a single neighborhood or portion of the city such as convenience markets and major shopping centers. Office uses include both personal services and professional services such as barber shops, medical offices, law offices and research and development not involving hazardous materials.

Civic and Institutional - The civic and institutional category includes offices of different levels of government and other agencies as well as public or private health and welfare facilities such as hospitals, community centers and convalescent homes. Public schools are not included in this category. However, included within this category is the civic center site.

Industrial - The industrial designation provides for various industrial and warehousing uses compatible with local design and environmental standards. Research and development activities involving the use of hazardous materials would be located within the industrial designations as well.

Parks and schools - This designation includes all public park and recreation facilities and public schools.

Open Space - This designation provides for open space which has been left, essentially, in a natural state. Lands to be included would be open space trails for non-motorized travel between major destinations within the city, habitat areas, and undeveloped BLM lands.

STANDARDS

Residential Density - The following standards for residential density will serve as guidelines for development:

- o Rural - 1 dwelling unit [DU]/1 gross acre to 1 DU/20 gross acres
- o Estate - 5 DU/gross acre to 1 DU/gross acre
- o Low Density - 1 DU/gross acre to 6 DU/gross acre
- o Medium Density - 6 DU/gross acre to 25 DU/gross acre

IMPLEMENTATION MEASURES

The following actions will be pursued by the City as part of an overall effort to achieve the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Initiate continuous monitoring of current planning activity.
2. Revise zoning and subdivision ordinances.
3. Adopt annexation policies and requirements.
4. Participate with the NAWs in joint planning for the disposal and future use of potential excess properties that may be identified by NAWs in the future.
5. Evaluate and recommend revisions to designated urban area boundaries within the Sphere of Influence.

MID-TERM 1996 - 2000

6. Establish a neighborhood planning program.

LONG-TERM 2001 - 2010

7. Prepare Specific Plans for appropriate areas in Ridgecrest.

PUBLIC SERVICES & FACILITIES

INTRODUCTION

The Public Services and Facilities portion of the Land Use Element provides policy and development direction for public buildings, grounds and facilities essential to meet community needs. Services and facilities discussed include public buildings, solid waste collection, sanitary sewer, water, schools and medical service. Other public services and facilities including parks, storm drains, public transit, fire service and police service are treated in other elements. Since several of the services and facilities covered by this element are not operated by the City, an important part of implementing the element will be strong coordination between the City and individual purveyors.

BACKGROUND

ISSUES AND PROBLEMS

1. The City's sprawling urban form has resulted in extension of services through vacant land to reach populated areas on the urban fringe.
2. Developing additional public buildings and spaces may entail removal of more land from the tax rolls in a city where much of the potential tax base is on federal land.
3. Several services and facilities are provided to meet regional needs, but at local expense, because of the city's role as a regional center.
4. The rapid increase in population in recent years has severely strained many services and facilities.
5. Public administrative buildings are scattered throughout the city.
6. The current patterns of water consumption are wasteful of this limited resource.

OPPORTUNITIES

1. Development of the Civic Center as an administrative, recreational, and cultural center.
2. Encouragement of infill development to increase efficiency and cost effectiveness of services and facilities.
3. Sizing of services and facilities to correspond to the population that is reflected in this plan.
4. Development of water conservation programs for public buildings and spaces.

GOALS, OBJECTIVES AND POLICIES

GOAL 1.4:

Provide necessary public facilities and services that are convenient, economical and reinforce city and community identity.

OBJECTIVES:

- o Improve delivery of City services to all neighborhoods.
- o Coordinate long-range planning for all public utilities, services and facilities in order to achieve more efficient and cost-effective service.
- o Develop with other public agencies a comprehensive strategy for improving the City's sewer service including ultimate facility sizing and plans for reuse of wastewater and recycling of other waste products.

POLICIES:

General

- 1.4.1 Use the increase in costs to the City for providing public services and facilities as a factor for evaluating proposed development or annexations during the review process.
- 1.4.2 Encourage new development to occur as infill in areas already adequately served by existing public services and facilities.
- 1.4.3 Coordinate with appropriate agencies the expansion of all public services and facilities (sewer, police, fire, water, schools, solid waste) with a desired population level for the Ridgecrest area and the City's capital improvements budget.

Public Buildings

- 1.4.4 Ensure that public buildings are easily identifiable in the community, support community design goals, and are easily accessible by all modes of transportation to all residents or visitors to Ridgecrest.

Sewerage

- 1.4.5 Prohibit extension of sewer service beyond the city limits.
- 1.4.6 Ensure the longevity of existing sewer facilities through their systematic inspection and maintenance.
- 1.4.7 Require all new developments within the city to connect to the sewer system.

Other

- 1.4.8 Support efforts by local providers of medical and emergency services to maintain an adequate level of these services for Ridgecrest residents.
- 1.4.9 Support educational master planning programs as they are consistent with the General Plan.

IMPLEMENTATION PROGRAM

IMPLEMENTATION MEASURES:

The following actions will be part of the overall City effort to achieve the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Set priorities for public services and facilities programs within the capital improvement fund.
2. Maintain up-to-date standards for public services.
3. Update the sewer facilities master plan.
4. Participate in water system improvement plans with development and appropriate agencies.
5. Coordinate education facilities master planning with development.
6. Evaluate the cost/benefits of establishing improvement districts development fees and issuing City bonds to finance improvements.

COMMUNITY DESIGN

INTRODUCTION

The Community Design portion of the Land Use Element describes the various visual features that comprise the physical image of the city and its parts, and the patterns of activity that create interesting and diverse lifestyles. The presence or absence of these visual elements and the patterns of activity can determine the structure and character of the urban environment citywide and within neighborhoods. They can also influence people's feelings about their environment and, hence, the quality of life in the city. In establishing guidelines for visual features and activity patterns, Community Design takes into consideration constraints and opportunities imposed on the city by the desert environment.

BACKGROUND

ISSUES AND PROBLEMS

1. Ridgecrest has developed as a group of unrelated subdivisions with no established urban form.
2. The desert climate requires large quantities of water for non-compatible landscape irrigation, a resource of limited supply in the Indian Wells Valley.
3. Entry points to the community have received little special design treatment or attention.
4. The City has not maintained comprehensive design guidelines for public and private buildings and spaces.
5. Bicycle and pedestrian travel are generally confined to street rights-of-way.
6. Indiscriminate use of block walls adjacent to major streets has created urban canyons that can be visually offensive and create traffic hazards by obstructing the vision of motorists entering from side streets.
7. The block wall conditions have created 5' landscaping strips that currently have no way of being maintained. A landscaping and lighting district should be established to maintain these 5' landscaping strips.

OPPORTUNITIES

1. Enhance panoramic vistas of Sierra Nevada Mountains.

2. Develop the character of Ridgecrest as a "progressive, community-oriented" city.
3. Define neighborhoods through land use patterns and circulation systems.
4. Design structures and spaces to take advantage of desert environmental conditions.
5. Coordinate efforts to inform city residents about landscaping and watering techniques compatible with the desert environment.

GOALS, OBJECTIVES AND POLICIES

GOAL 1.5:

Use community design to enhance the identity of Ridgecrest as a community characterized as a "modern, progressive community," with a sense of open space and spectacular views of surrounding mountains.

OBJECTIVES:

- o Develop and implement programs to protect scenic resources.
- o Develop a Scenic Corridor Plan to provide for and enhance the aesthetic visual experience of travelers using the city's highway system.

POLICIES:

- 1.5.1 Enhance North and South China Lake Boulevard, East Ridgecrest Boulevard, West Bowman Road, College Heights Boulevard, West Drummond Avenue, Jack Ranch Road, and Inyokern Road as scenic corridors.
- 1.5.2 Refine the city's program to limit the size, appearance and number of outdoor advertising signs and billboards.
- 1.5.3 Establish the civic center as a major focal point for the community for the purpose of design.
- 1.5.4 Pursue the undergrounding of all utilities.
- 1.5.5 Coordinate scenic highway planning and implementation with Kern County and the State of California.
- 1.5.6 Integrate scenic corridors into the city's Circulation/Transportation Plan and urban design programs.

- 1.5.7 Give special consideration to the design of street lighting, signs and other street furniture along streets designated as scenic corridors.

GOAL 1.6:

Make Ridgecrest an efficient and aesthetically appealing community through citywide community design.

OBJECTIVES:

- o Involve local merchants in developing a program for phased improvement of the appearance of commercial areas.
- o Develop guidelines for landscape and paving treatment of arterial, collector and other major commercial and industrial streets. Coordinate installation of improvements with phased street improvements.

POLICIES:

- 1.6.1 Establish programs to upgrade the city's image and promote architectural unity of its commercial and industrial districts, including the downtown area, Ridgecrest Boulevard and China Lake Boulevard.
- 1.6.2 Emphasize the advantages of a positive community image for the economic growth and stability of Ridgecrest.
- 1.6.3 Pursue a low-maintenance, low-cost streetscape design program to provide visual identity to neighborhoods and a pleasurable visual experience citywide.

GOAL 1.7:

Achieve a high level of visual design quality which is responsive to our desert environment in both public and private development.

OBJECTIVES:

- o Develop and adopt design criteria for evaluating building design, site planning, landscaping, signs, maintenance planning and other design features.

POLICIES:

- 1.7.1 Establish neighborhoods as fundamental units of community design, and increase their identity through conscious design.
- 1.7.2 Establish design criteria to objectively evaluate design merits of development proposals.
- 1.7.3 Pursue the feasibility of establishing minimum aesthetic design criteria for active solar energy systems in all new construction.

IMPLEMENTATION PROGRAM

STANDARDS:

The following standards for community design serve as guidelines for implementing the provisions of this portion of the Land Use Element. More specific standards will be developed by the City as needed.

SITE DESIGN

- o Projects should be designed to fit a site's natural conditions, requiring minimum site alteration to accommodate the building plan.
- o Projects should be designed to minimize interference with the safety, privacy, quietness and scenic views of the neighborhood.
- o A project's various uses and activities should be logically located so that it operates efficiently and traffic problems, on- and off-site are minimized.
- o Grading contours should be used to promote capture of runoff on-site, create variety and interest in land forms and establish harmony and continuity within the project and with surrounding properties.
- o Screening along arterial and collector roads should make maximum use of berming and landscaping and use fences and walls only when justified by site or safety constraints. Where block walls are unavoidable at street corners, additional setbacks should be required to protect the visual corridor of motorists and pedestrians.
- o Exterior lighting, when used, should be subdued, enhance building design and landscaping and provide for safety and security. Lighting should not create glare for project occupants or neighboring properties.

- o Trash containers should be provided in a convenient location away from public streets and store entrances. Containers should be completely screened with materials compatible with building exteriors.
- o Mechanical and utility service equipment, including meter boxes, should be designed as part of a structure and usually should be screened. Solar heating equipment requiring full access to the sun need not be screened but must be as unobtrusive as possible. Satellite dishes shall also be placed as unobtrusive as possible.

LANDSCAPING

- o Native desert species or other drought tolerant plants should be used for landscaping to minimize maintenance, especially irrigation.
- o Decomposed granite, crushed rock, cinder or other suitable aggregate should be used for ground cover to enhance retention of water in the soil and for beauty. Use of plants for ground cover, including lawns, should be selective in the interest of water conservation.
- o The amount of landscaping provided must be in proportion to a whole development, be integrated with building design, enhance the appearance and enjoyment of a project and soften the effects of buildings and pavement.
- o An appropriate irrigation system must be provided for plants requiring irrigation. The system must be designed for conservative efficient use of water. Automatic water systems are encouraged.
- o Develop a long range plan for the distribution of waste water to be used in place of fresh water where applicable.

SIGNS

- o The materials used for and the size, color, location and arrangement of signs must be an integral part of the design of a site and building and must be compatible with their surroundings.
- o Signs should be simple, restrained and subordinate to an overall project design.
- o Signs should be consistent in location and design throughout a development, including those for shopping centers.
- o Signs shall conform to standards for type, size and location established by City ordinance.

IMPLEMENTATION MEASURES

The following programs will be enacted by the City as part of an overall effort to achieve the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Develop landscape guidelines for arterial and collector streets.
2. Initiate landscaping of arterial and collector streets.
3. Continue efforts for undergrounding of utilities wherever feasible.
4. Establish landscaping guidelines, emphasizing energy and water conservation.
5. Establish landscaping guidelines for public buildings, large residential projects and commercial and industrial developments.
6. Evaluate yearly and update, as needed, the existing sign ordinance.
7. Establish design criteria for commercial and industrial development, emphasizing compatibility with the desert environment.

MID-TERM 1996 - 2000

8. Promote upgrading of building facades in existing commercial and industrial areas.
9. Establish guidelines for "street furniture," including benches, refuse receptacles, special paving, and lights.
10. Review the use of block walls along arterial and collector streets and provide for varied approaches that eliminate the existing "canyon" effect.

RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA
EXISTING
LAND USE

LEGEND

— City Limits
 ■■■■■ County Boundary
 RESIDENTIAL

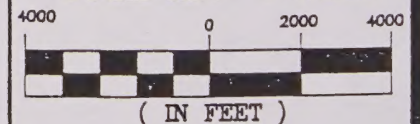
- ① Rural Density
3,419.97 AC.
- ② Estate Density
2,715.44 AC.
- ③ Low Density
3,426.70
- ④ Medium Density
1,068.35 AC.

NON-RESIDENTIAL

- ⑤ Commercial and
Professional Office
- ⑥ Industrial
- ⑦ Civic and Institutional
- OPEN SPACE
- ⑧ Parks and Schools
- ⑨ Natural Open Space

TRUE

GRAPHIC SCALE



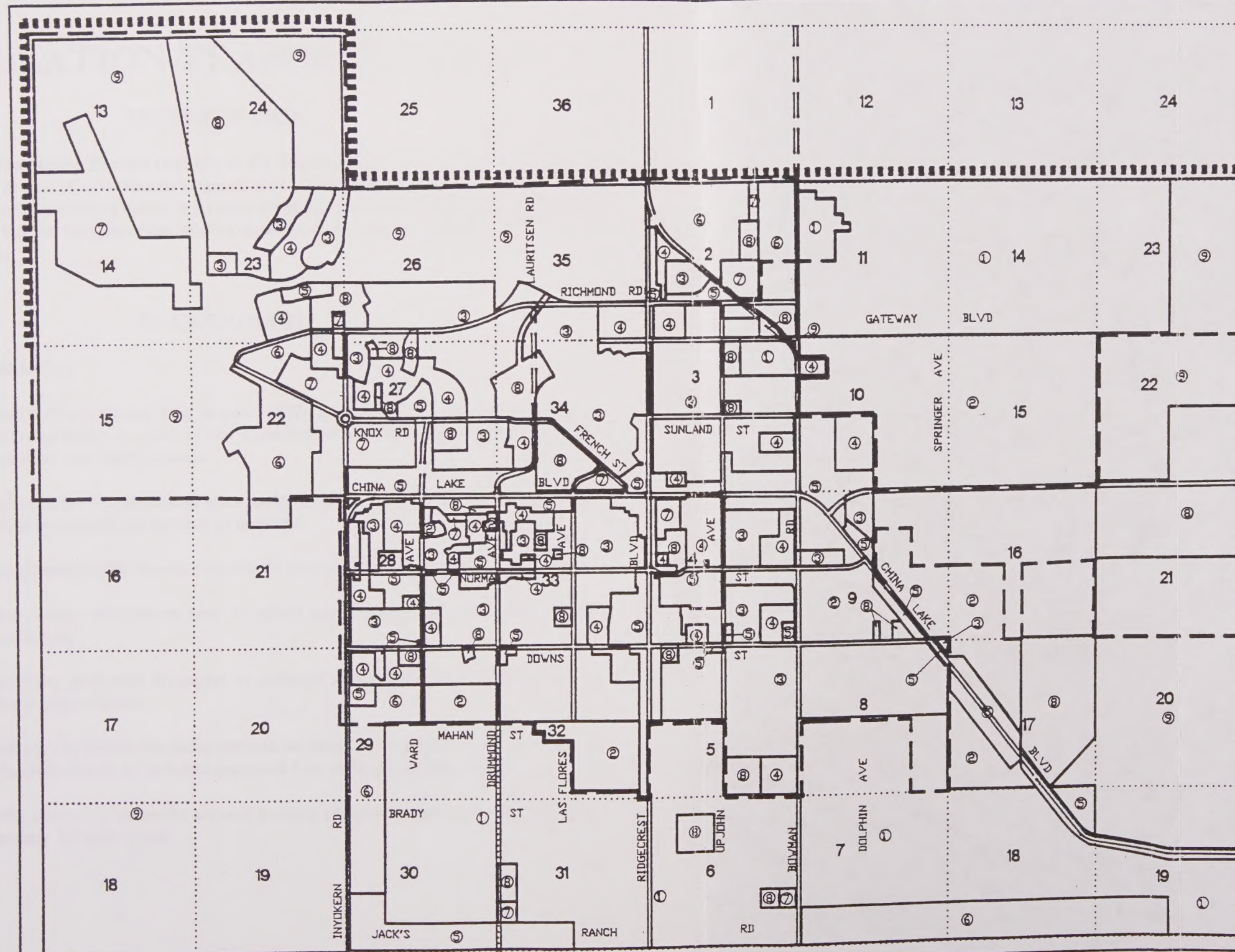
1 inch = 4000 ft.

BURKE ENGINEERING

WILLIAM J. BURKE
DRAFTED BY RICH LARSON

AMENDED

Figure 1-1



CHAPTER 2

CIRCULATION-TRANSPORTATION

INTRODUCTION

The Circulation/Transportation Element responds to the State requirement for the development of a circulation element as part of a community's general plan. This Element analyzes the city's overall circulation system, identifies relevant issues to forecast conditions and recommends a framework of goals, objectives and policies to achieve the efficient movement of people and goods within the city and surrounding area.

BACKGROUND

ISSUES AND PROBLEMS

1. Circulation and traffic problems exist at some of the city's major intersections due to the increasing volume of traffic as a result of city development and changing traffic patterns, and incomplete regional road improvements.
2. Insufficient off-street parking in business areas could cause traffic safety problems, pedestrian safety, customer inconvenience and loss of business.
3. It is difficult to generate public revenue necessary to properly maintain the city's street system.
4. Transportation routes and systems need to reflect energy conservation described in the Conservation Element.
5. Direct access from residential driveways to collector and arterial streets disrupts traffic patterns in some parts of town.
6. The systematic plan for bicycle circulation needs to be periodically updated and implemented, including a feasibility study to look into separated bike paths throughout the city.
7. The city's curbs, gutters and sidewalks are only partially complete, resulting in safety hazards and inconvenience for pedestrians.

8. The long unresolved issue of Bowman Road is causing circulation problems in the southern part of the community.
9. Owners of private property (vacant and occupied) and local utility companies often do not coordinate their plans with the City programs for street repair and reconstruction, resulting in recently repaired streets being torn up to place needed utilities.
10. Many streets within the city limits and its sphere of influence are unpaved and are contributing to poor air quality with fugitive dust.
11. Residents of the city do not have any off-street access to any unrestricted BLM public lands immediately adjacent to the city or its sphere of influence.
12. Any circulation/transportation plan needs to reflect federal, state and regional air quality goals.
13. The present transit system is inadequate for the potential ridership and inefficient in regards to air quality and fuel consumption.
14. It is perceived by the commuting public that traffic (vehicular, bicycle and pedestrian) circulation needs on and off base are not adequately addressed.

OPPORTUNITIES

1. Seek additional funding from fee assessment, improvement districts or County, State and Federal government assistance programs for street maintenance and improvements (i.e. curbs, gutters, sidewalks and street lighting), and structure development fees to reflect costs of off site improvements and/or impacts.
2. Periodically update street design standards to fit local climatic conditions and to minimize street maintenance costs.
3. Complete and implement a comprehensive bicycle and pedestrian circulation plan as funding becomes available and review the design standards for driveways in order to encourage pedestrians to stay on the sidewalk and not utilize the street.
4. Use available funds to improve local public transportation and encourage the private sector to make provisions for public transit.
5. Revise periodically and enforce parking standards and ordinances and establish variance procedures for certain businesses or conditions that create a greater or lessor parking need than that as addressed by the Zoning Ordinance.

6. Utilize appropriate signs, signals and other traffic control measures to regulate traffic flow, provide for adequate turning movements and promote pedestrian and bicycle safety. Review existing traffic signs regularly to determine whether traffic studies support their locations.
7. Coordinate expansion and improvement of the city's street system with a strategy for logical community growth.
8. Educate the public as to the benefits of curb and gutter completion projects in their neighborhoods.
9. Use the Pavement Management System to analyze street circulation and maintenance methods and to meet requirements for State funding.
10. Develop a multi-use off-road corridor plan for the city and its sphere of influence to encourage residents of all ages to use non-street access for recreation activities involving non-motorized and non-licensable vehicles.
11. Create a Transit Development plan that addresses ridership needs, air pollution control issues, and fuel economy.
12. The City of Ridgecrest, Cal-Trans, and the NAWS Facilities Planning Division should join together to address the public perceived traffic needs of the NAWS Commuter.

GOALS, OBJECTIVES AND POLICIES

GOAL 2.1:

Provide a transportation and circulation system coordinated with land use to ensure safe and efficient movement of people and goods to and within the city.

OBJECTIVES:

- o Complete a citywide phased street improvement program as funding becomes available and seek additional funds for implementation.
- o Complete implementation of the citywide pedestrian and bicycle circulation plan as funding becomes available.
- o Encourage expanded public transportation, car and van pooling and other transit systems as land use trends, air quality requirements, and ridership demands dictate.

POLICIES:

General Policies

- 2.1.1 Update and implement a comprehensive Street Improvement and Maintenance Plan including the use of the Pavement Management System.
- 2.1.2 Develop a Circulation Master Plan that will include Bicycle and Pedestrian circulation as well as Vehicular.
- 2.1.3 Implement the Master Drainage Plan and coordinate the downstream receptor requirements with the NAWS Facilities Planning Division and Environmental Project Office.

Motor Vehicle Circulation

- 2.1.4 Design access into residential areas to minimize non-local through traffic.
- 2.1.5 Minimize direct access (driveways) to and from residences to arterials and collectors.
- 2.1.6 Minimize conflicts between vehicular, pedestrian and bicycle traffic.
- 2.1.7 Encourage development of Jack Ranch Road as a limited access thoroughfare.
- 2.1.8 Improve the east/west circulation system in the city.
- 2.1.9 Improve access to, and efficiency of circulation within, the city.
- 2.1.10 Pursue the design for the development of Bowman Road, incorporating circulation and drainage needs, pedestrian walkways, bicycle paths, and linear park concepts.
- 2.1.11 Plan and develop effective measures to relieve traffic congestion at major intersections and along arterial roads.
- 2.1.12 Establish an effective program, including financing, for construction of street improvements and for upgrading and maintaining existing roadways in the city.
- 2.1.13 Layout and design new streets in accordance with the Master Drainage Plan.
- 2.1.14 Annexation of the full width of College Heights Boulevard in order to fully develop this major arterial.
- 2.1.15 Join with the NAWS Facilities Planning Division to address the development of North Richmond Road to meet the needs of the NAWS Commuter as well as traffic accessing Gold Canyon Drive.

- 2.1.16 Develop standards for a class of street known as rural residential to encourage isolated property owners to develop their road.
- 2.1.17 In concert with the Land Use and Housing elements plan to reduce the number and duration of vehicular trips.
- 2.1.18 Traffic control facilities shall be in place prior to final occupancy of any development where these facilities are required.

Parking

- 2.1.19 Develop minimum standards and require adequate off-street parking on all development proposals.
- 2.1.20 Investigate current and future parking characteristics and develop appropriate ordinances to regulate on-street parking.
- 2.1.21 Continue to require establishment and identification of, and compliance with, handicapped parking requirements.
- 2.1.22 Establish standards and requirements for bicycle parking areas.

Public Transportation

- 2.1.23 Support a public transportation system appropriate to the needs of all City residents as an effective alternative to automobile usage.
- 2.1.24 Work with major employers in the region to establish effective car and van pooling.
- 2.1.25 Provide public parking areas to encourage use of public transportation, car and van pooling or other para-transit systems.
- 2.1.26 Provide a public transportation system that utilizes energy efficiency standards and meets air quality control standards.

Bicycle Circulation

- 2.1.27 Develop and maintain a complete and safe bicycle circulation system located in separate rights-of-way or physically separated from automobiles, wherever feasible, as funds are available.
- 2.1.28 Require provision for safe bicycle circulation in all new developments and, in areas adjacent to arterial streets, as well as including bicycle parking facilities and internal bicycle/pedestrian routes.

- 2.1.29 Continue to investigate and pursue funding sources for acquisition, development and maintenance of paths and trails for bicycles.

Pedestrian Circulation

- 2.1.30 Enforce the sidewalk completion program to complete the existing pedestrian circulation system.
- 2.1.31 Continue to investigate and pursue funding sources for acquisition, development and maintenance of paths and trails for pedestrians.
- 2.1.32 Continue to recognize needs of handicapped persons by using design standards that ensure their safe use of all circulation systems.

Regional Circulation

- 2.1.33 Improve accessibility to the city by air, rail, bus and motor vehicle.
- 2.1.34 Assist in the development of a regional public transportation system.
- 2.1.35 Maintain a deficiency and correction list for public improvements that affect access for handicapped persons.

IMPLEMENTATION PROGRAM

CIRCULATION MASTER PLAN

The Circulation Master Plan (Figure 2-1) establishes the location and extent of major thoroughfares in the city. Major objectives of the plan include coordinating access routes to NAWS, concentrating through traffic on arterial and collector roads, developing a computer model suitable for circulation analysis, and coordinating land use and circulation planning to reduce vehicular traffic.

The plan shows the location of existing and future arterial, collector and rural collector roads and existing local streets. Arterial and collector roads provide safe and efficient movement between major employment destinations and residential neighborhoods. Rural collectors give access to less populated rural and urban fringe areas. Arterial roads are generally located at one-mile intervals along section lines, and collector roads along quarter-section lines. Because of their spacing and function, arterial and collector roads tend to define individual neighborhoods within the city.

STREET IMPROVEMENT PHASING PLAN

The Street Improvement Phasing Plan (Figure 2-2) establishes priorities for improving street paving within the city. It is based on an assessment of local transportation needs conducted in 1988 by City staff using the Pavement Management System, which emphasized the current condition of streets and roads, and the potential need for improvements, new access and maintenance. It also utilizes recent improvements and updated analysis.

Pavement Management System (PMS) is a rational methodology for maintaining all city streets. PMS presents optional methods of maintenance that can adapt to budgetary constraints. The system rates all streets on the basis of known age, known structural section, and includes a strong visual inspection component in the rating system. A primary objective of PMS is to spend maintenance monies in the most cost effective manner available at any given time. For example, rejuvenation of mid-life pavement is more cost effective than complete reconstruction of a failed street section. Thus initially it is often more cost effective to concentrate on "good" streets rather than on "bad" streets and later to blend expenditures on both.

The actual distribution of resources and activities also depends upon the availability of funding. Consequently, improvement of streets should be coordinated with capital improvement funds, Ridgecrest Redevelopment Agency (RRA), Transportation Development Act funds (TDA), and Community Development Block Grant (CDBG) funds to optimize the results of street improvement expenditures.

The streets in Ridgecrest are separated into three classifications. They are as follows:

Asphaltic Concrete Streets - All new streets and reconstructed streets fall into this classification. At the present time, there are approximately 90 miles of asphaltic concrete streets. These streets if given periodic seal coats will last 15 years or longer without repaving.

Road-mix Streets - This type of street will last approximately five years before having to be resurfaced. The road-mix material makes a good base for future asphalt streets and is still used for temporary paving prior to the final asphaltic concrete paving being constructed. This type of paving is used in areas which are not yet fully developed and where the underground utilities are not yet fully installed. These streets will be upgraded to asphaltic concrete streets when fully developed. There are approximately 24 miles of road-mix streets.

Ridgecrest Heights Streets - There are approximately 22 miles of streets in this classification. Approximately one-third of the lots are fully developed. This designation specifically refers to the residential streets that are bounded on the north by Upjohn Avenue, on the east by Downs Street, on the south by Springer Avenue (Saratoga Avenue), on the west by Mahan Street till it reaches Bowman Road, where it continues east to Brady Street, then north on Brady Street to Upjohn Avenue.

These streets do not meet the City of Ridgecrest Engineering Standards for residential streets for the following reasons: less than one third of the lots have curb and gutter; the streets are not paved to full width; and paving is road mix materials. Furthermore, in the past these streets were excavated and not adequately repaired leaving these streets in unacceptable condition.

Recently the Indian Wells Valley Water District replaced the existing water lines in this area in order to meet State Health Department requirements. This necessitated the excavation of these streets once again. Due to the poor condition of the streets when the water lines were completed, the City of Ridgecrest is implementing plans to have all other utilities installed and then will actively pursue upgrading these streets to City of Ridgecrest Engineering Standards. Upon completion of these plans this category of street will be removed.

Roadways

Roadway standards are established in the Subdivision Ordinance (Section 19) of the City of Ridgecrest Municipal Code.

Bikeways

Bikeway standards are established in Figures 2-5a and 2-5b of this element. A proposed Bicycle Circulation Plan is shown in amended Figure 2-3. This figure shows existing bikeways and proposed future bikeways.

Definitions:

Class I Bike Path (Bikeway) Generally, used to serve corridors not served by streets and highways or where wide right-of-way exists., permitting such facilities to be constructed away from the influence of parallel streets. Class I Bike paths should offer opportunities not provided by the road system.

Class II Bike Path (Bikeway) Bike lanes are established along streets in corridors where there is significant bicycle demand, and where there are distinct needs that can be served by them.

Transit Development Plans

The City run Ridgecrest Area Transit System (RATS) currently operates as a dial-a-ride/doorstep service to residents of the city and our sphere of influence. Service is also provided on a limited basis to outlying communities. With the growing population of the city there is a developing need for a fixed route system. A fixed route system would additionally aid in compliance with the California Clean Air Act.

Through the creation of a Transit Development Plan the City can begin to analyze such issues as: what population size to implement a fixed route system; efficient routes; best route to serve the highest density of the population; additional right-of-way requirements; bus stop locations; number of buses needed to serve the community and other transit related issues.

IMPLEMENTATION MEASURES

The following actions will be pursued by the City as part of the effort to achieve the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Continue to support increases in car and van pooling.
2. Continue participation in regional transit planning.
3. Support a multi-jurisdictional project for a bicycle path that would follow the route of Ridgecrest Boulevard, Jack Ranch Road, Inyokern Road and China Lake Boulevard as shown on Figure 2-3.
4. Establish the Street Improvement Phasing Plan (Figure 2-2) for phased street improvement, including curbs and sidewalks, and initiate Phase I.
5. Develop new off-street parking requirements.
6. Complete and implement handicapped persons parking and curb cut installations.
7. Improve traffic signing and signals at major intersections.
8. Require the completion of arterial intersection signalization or signage prior to the final certificate of occupancy for major developments.
9. Create and initiate the Transit Development Plan.
10. Implement the policies of the California Clean Air Act as represented by the Southeast Desert Air Quality Attainment Plan as adopted by Kern County.
11. Require new commercial buildings in the city of Ridgecrest to install and maintain bicycle racks.
12. Initiate bicycle safety and awareness programs.

13. Investigate the use of a traffic impact mitigation fee program to distribute the proportionate share of the cost of improvements commensurate with the decrease in level of service for which it is responsible.

MID-TERM 1996 - 2000

14. The City needs to design and implement the needed improvements to Bowman Road.
15. Initiate Phases II and III of the street improvement plan as shown in Figure 2-2.

LONG-TERM 2001 - 2010

16. Expand car and van pooling and other para-transit systems.

SCENIC HIGHWAY

INTRODUCTION

The Scenic Highway portion of the Land Use Element provides guidelines for the preparation of a local plan to protect scenic corridors. It provides the framework for designating scenic routes and implementing plans and programs that preserve scenic resources and enhance the aesthetic character of designated scenic routes.

BACKGROUND

ISSUES AND PROBLEMS

1. Past commercial development and advertising sign practices make linking scenic corridors into a continuous Citywide and regional system difficult.
2. Designating scenic corridors will require defining and imposing acceptable aesthetic standards on developments abutting the corridors.
3. Many potential scenic corridors are outside the city limits.

OPPORTUNITIES

1. Enhancement of panoramic desert and mountain vistas.

2. Coordination with bikeway planning.
3. Enhancement of neighborhood and community identity.

GOALS, OBJECTIVES AND POLICIES

GOAL 2.2:

Provide for and enhance the aesthetic visual experience of travelers using the city's highway system.

POLICIES:

- 2.2.1 Select and designate highways and alignments shown on the scenic corridor as city or county highways.
- 2.2.2 Achieve conformance with scenic corridor standards along South China Lake Boulevard.

IMPLEMENTATION PROGRAM

SCENIC CORRIDOR PLAN

The Scenic Corridor Plan identifies the proposed scenic corridors for the General Plan study area. The corridors, West Inyokern Road, North and South China Lake Boulevard, East and West Ridgecrest Boulevard, West Bowman Road, College Heights Boulevard, West Drummond Avenue and Jack Ranch Road have been proposed because of their scenic qualities and their existing or potential function as the major entries to the City. The corridor boundary has been defined by topographic features along the most southerly extent of China Lake Boulevard and by significant landmarks or man-made features, up to 1,000 feet from the center of the roadway in areas of level terrain. In areas of urban character, corridor limits have been defined as up to 200 feet from the center of the roadway.

STANDARDS:

The following standards for scenic corridors are intended as guidelines for development along the corridors and as the basis for developing specific standards:

Abandoned Structures - Abandoned structures within scenic corridors should be removed.

Building Height and Setback - Careful consideration should be given to height and setback of buildings to protect important views. Building height should be encouraged to be not more than 25 feet along scenic corridors.

Building Exterior Treatment - Building exteriors should be predominantly natural appearing and use material and colors suited to the desert environment. A harmonious relationship among the various elements of a development and the natural landscape should be achieved.

Building Siting - Where feasible, buildings should be situated within a site in a manner that does not obstruct important views. Site coverage and front, rear and side yard setbacks shall be reviewed on an individual project basis to encourage the greatest possible preservation of views and scenic qualities.

Landscaping and Visual Screening - Landscaping using desert-compatible plants should be encouraged to enhance important views and screen offensive land uses. Use of earth berms or other natural materials should be encouraged for visual screening especially adjacent to a road right-of-way. Block walls and similar structures should be used only when necessitated by site constraints. When block walls are utilized, design shall incorporate elements that would mitigate a "canyon" effect.

Outdoor Advertising Signs - Erection of new off-site advertising signs and billboards along scenic corridors will not be permitted. The time for removal of such existing signs will be based on depreciation of their value. Location and dimensions of on-premise advertising signs shall be reviewed on an individual basis and, as a minimum, shall conform to City sign ordinance standards.

Utility Lines - New or relocated utility lines within 1,000 feet of a scenic highway shall be placed underground whenever feasible. Undergrounding will be accomplished in accordance with the utility's rules and tariff schedules on file with the California Public Utilities Commission.

IMPLEMENTATION MEASURES

The following actions will be pursued by the City as part of an overall program to implement the goals, objectives and policies of this Element.

SHORT-TERM 1991 - 1995

1. Designate the highways within the scenic corridors identified in this element as City and County Scenic Highways.
2. Develop and apply appropriate standards to regulate the quality of development within the designated scenic corridors.

3. Initiate a program to bring existing development along designated routes into conformance with scenic corridor standards through development and implementation of specific plans.
4. Evaluate the feasibility for phased removal of off-site advertising signs and billboards within scenic corridors.

MID-TERM 1996 - 2000

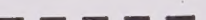
5. Initiate undergrounding utility lines within scenic corridor.

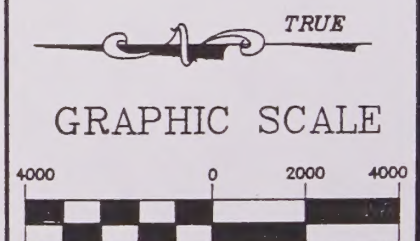
RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

CIRCULATION PLAN

LEGEND

-  City Limits
-  County Boundary
-  110' Divided Arterial
-  90' Secondary Arterial
-  Rural Collector
-  Major Divided Park Way
-  State Route 178
-  Residential
-  Existing Parking Facility

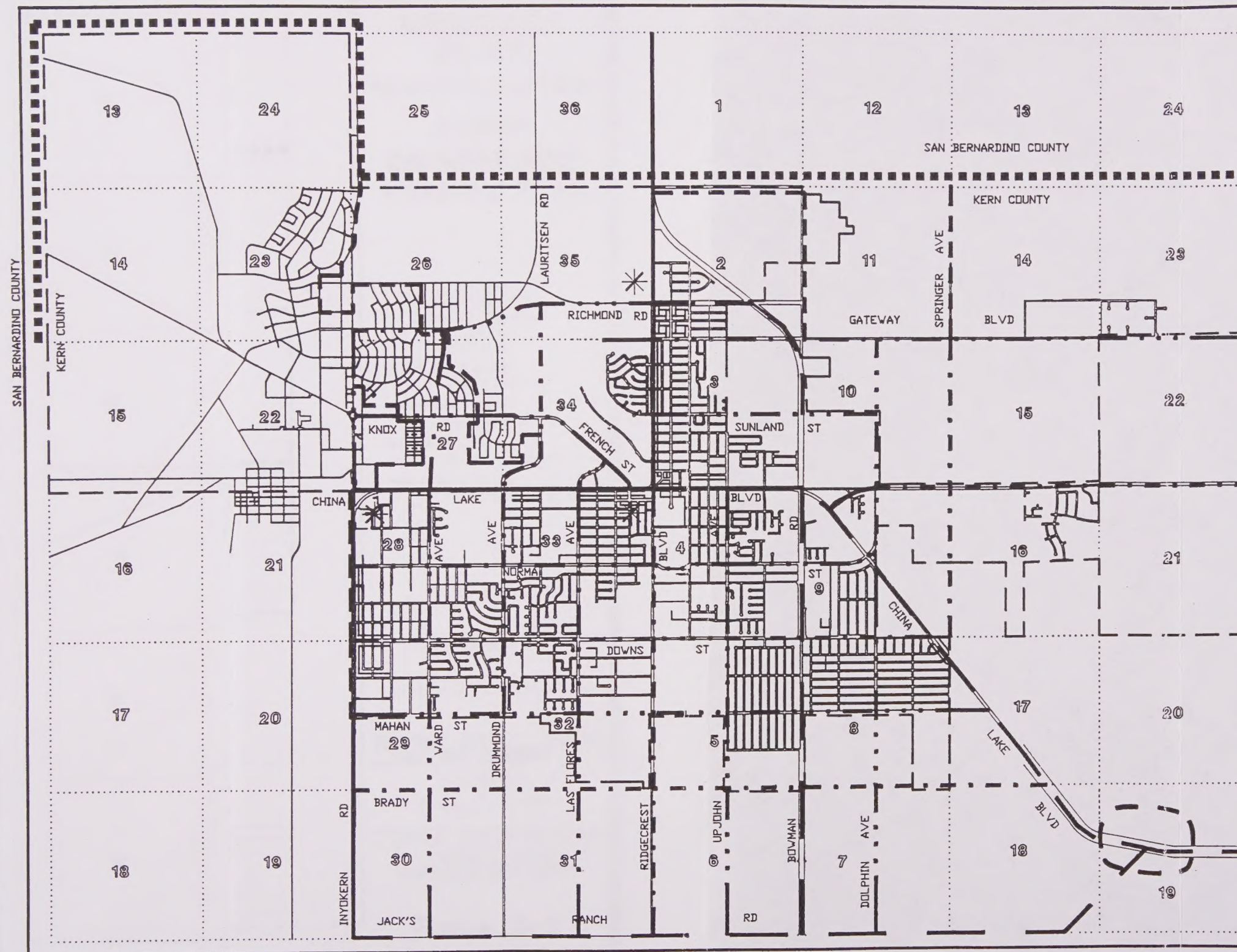


(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING

WILLAM J. BURKE
DRAFTED BY RICH LARSON

Figure 2-1

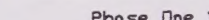
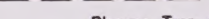


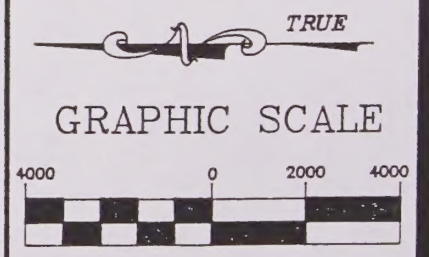
RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

STREET IMPROVEMENT PHASING PLAN

LEGEND

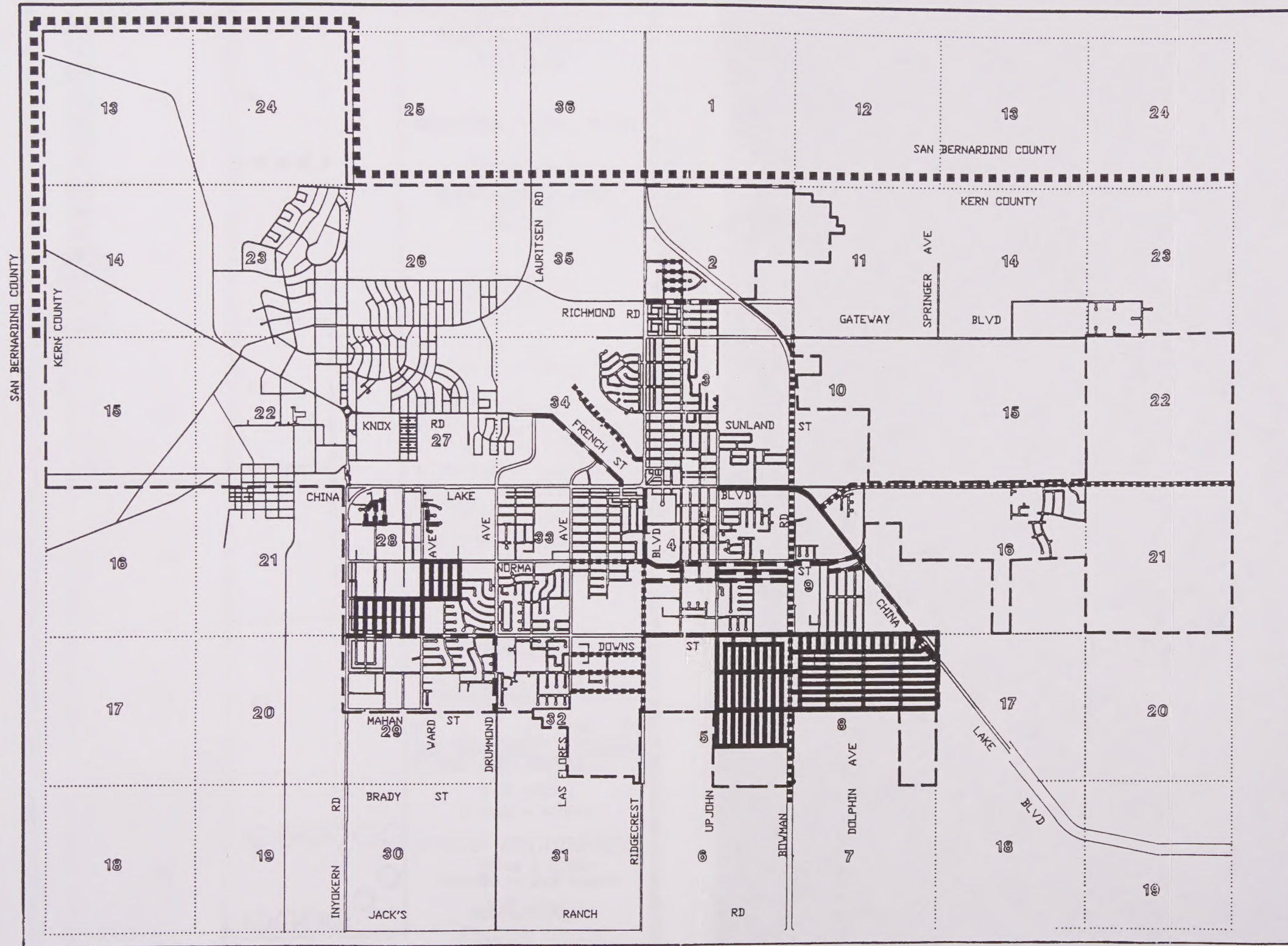
-  City Limits
-  County Boundary
-  Phase One 1991-95
-  Phase Two 1996-97
-  Phase Three 1998-2000



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLAM J. BURKE
DRAFTED BY RICH LARSON

Figure 2-2



RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

BICYCLE CIRCULATION PLAN

LEGEND

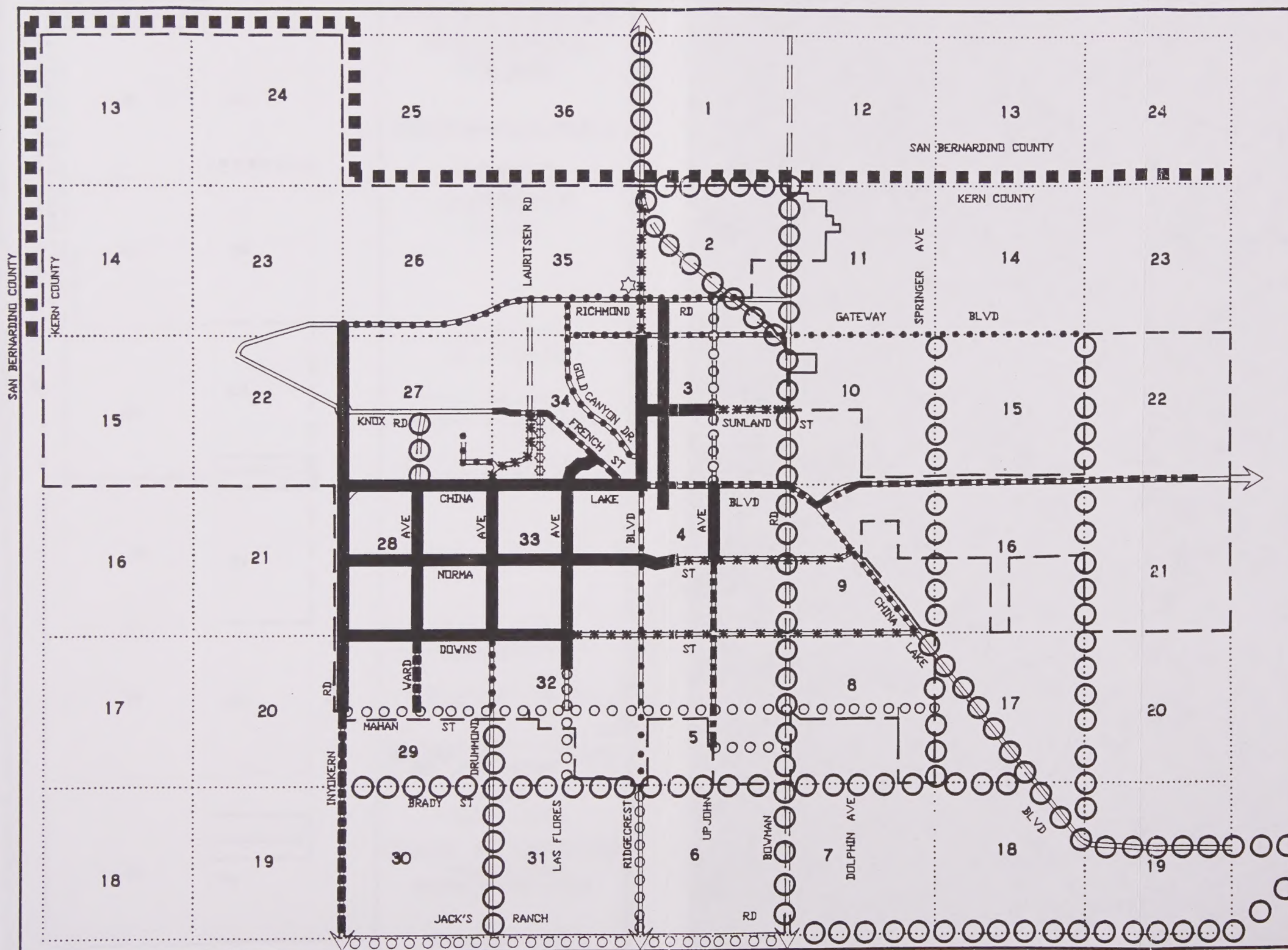
- City Limits
- ■ ■ County Boundary
- Existing Bike Lanes
- ■ ■ Phase 1 Funded For 1991
- * * * Phase 2 1992-1995
- ● ● Phase 3 1996-2000
- ○ ○ Phase 4 2000-2005
- ○ ○ Phase 5 2006 & Beyond
- ⊠ ⊠ ⊠ CLASS 1 BIKE PATH
- ☆ BIKE LOCKER FACILITY



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLIAM J. BURKE
DRAFTED BY RICH LARSON

AMENDED
Figure 2-3

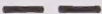
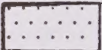


RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

SCENIC CORRIDOR PLAN

LEGEND

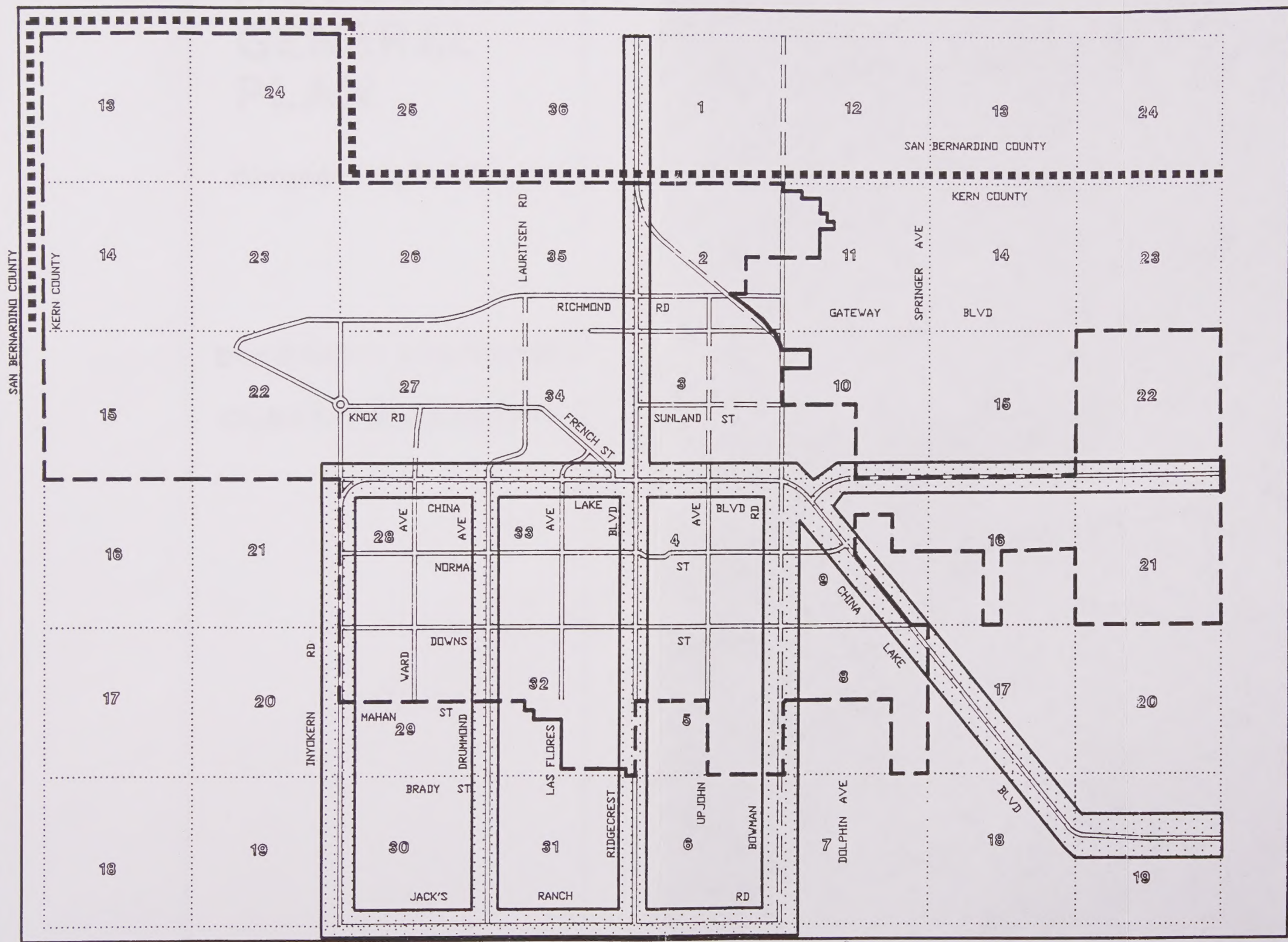
-  City Limits
-  County Boundary
-  Proposed Scenic Corridors



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLAM J. BURKE
DRAFTED BY RICH LARSON

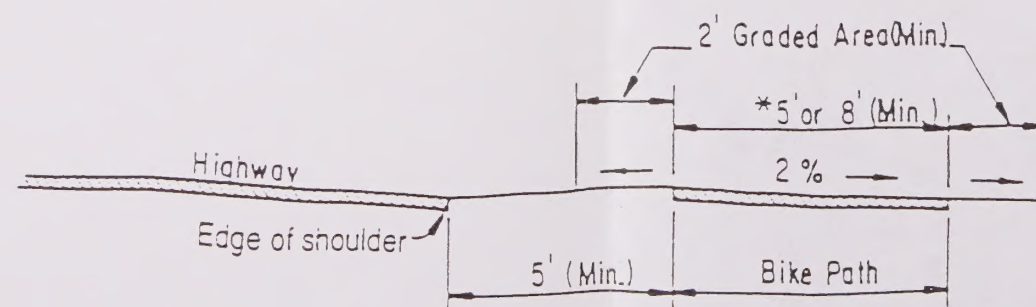
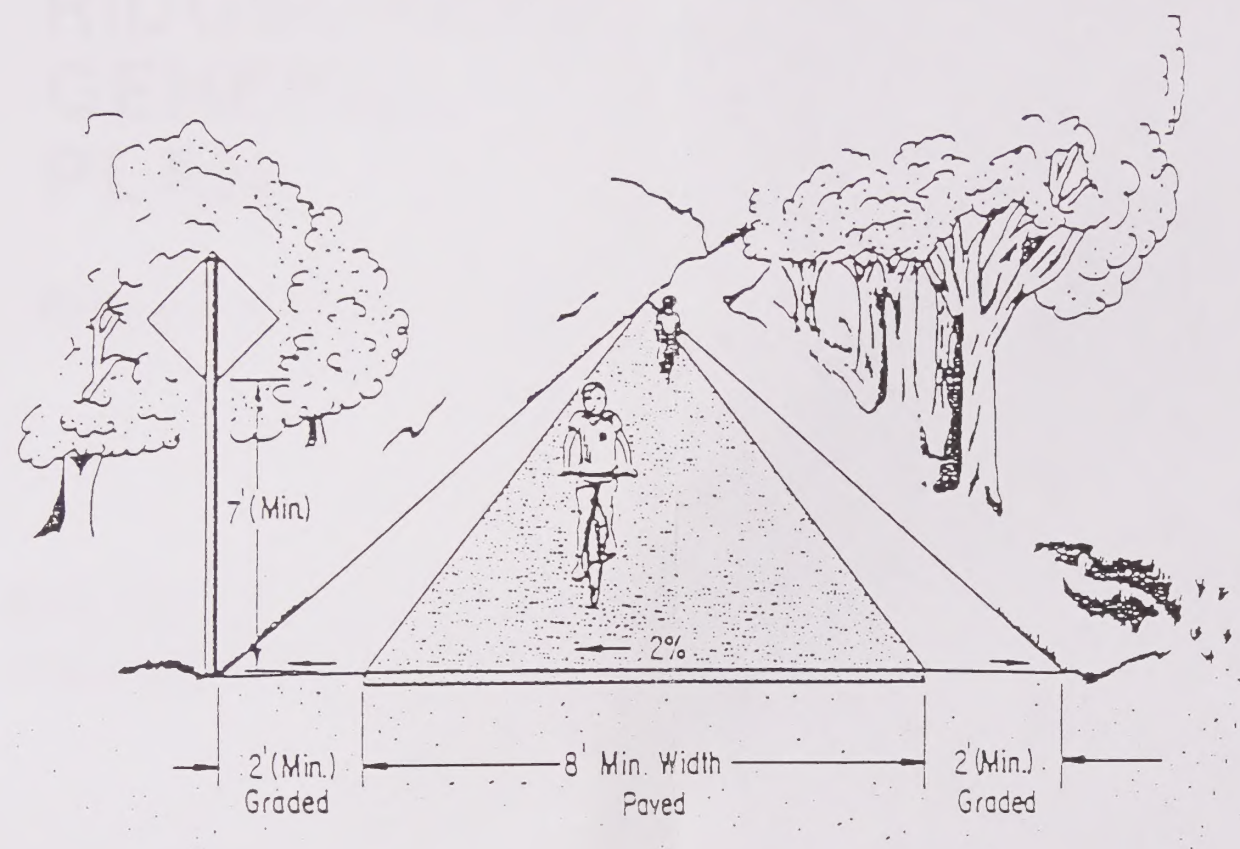
Figure 2-4



RIDGECREST GENERAL PLAN

Ridgecrest, California

BIKEPATH STANDARD CLASS I BIKEPATH



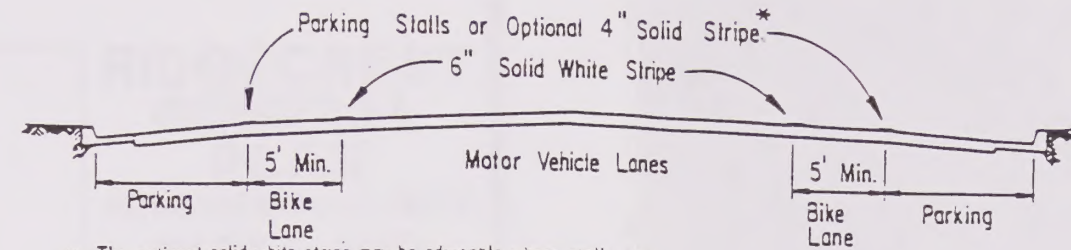
* One-Way: 5' Minimum Width
Two-Way: 8' Minimum Width

FIGURE 2-5a

RIDGECREST GENERAL PLAN

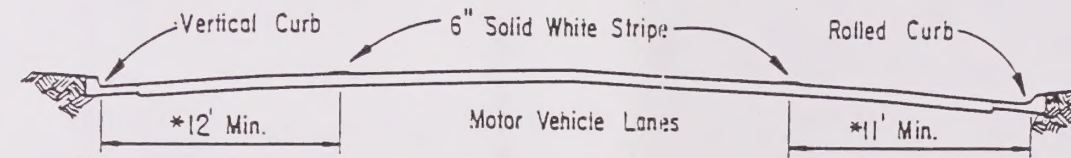
Ridgcrest, California

BIKEPATH STANDARD CLASS II BIKEPATH



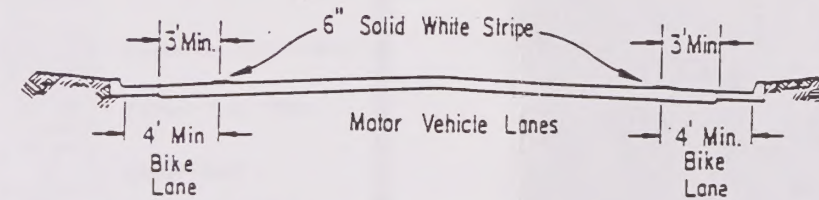
* The optional solid white stripe may be advisable where stalls are unnecessary (because parking is light) but there is concern that motorists may misconstrue the bike lane to be a traffic lane.

(1) STRIPED PARKING

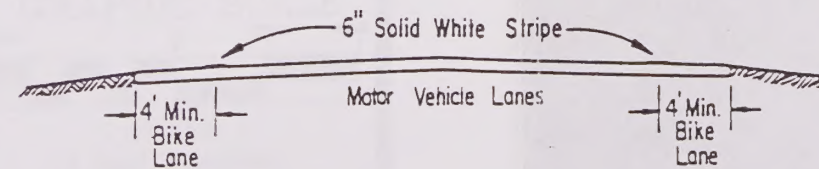


* 13' is recommended where there is substantial parking or turnover of parked cars is high (e.g. commercial areas).

(2) PARKING PERMITTED WITHOUT
PARKING STRIPE OR STALL



(3) PARKING PROHIBITED



(4) TYPICAL ROADWAY
IN OUTLYING AREAS
PARKING RESTRICTED

FIGURE 2-5b

RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

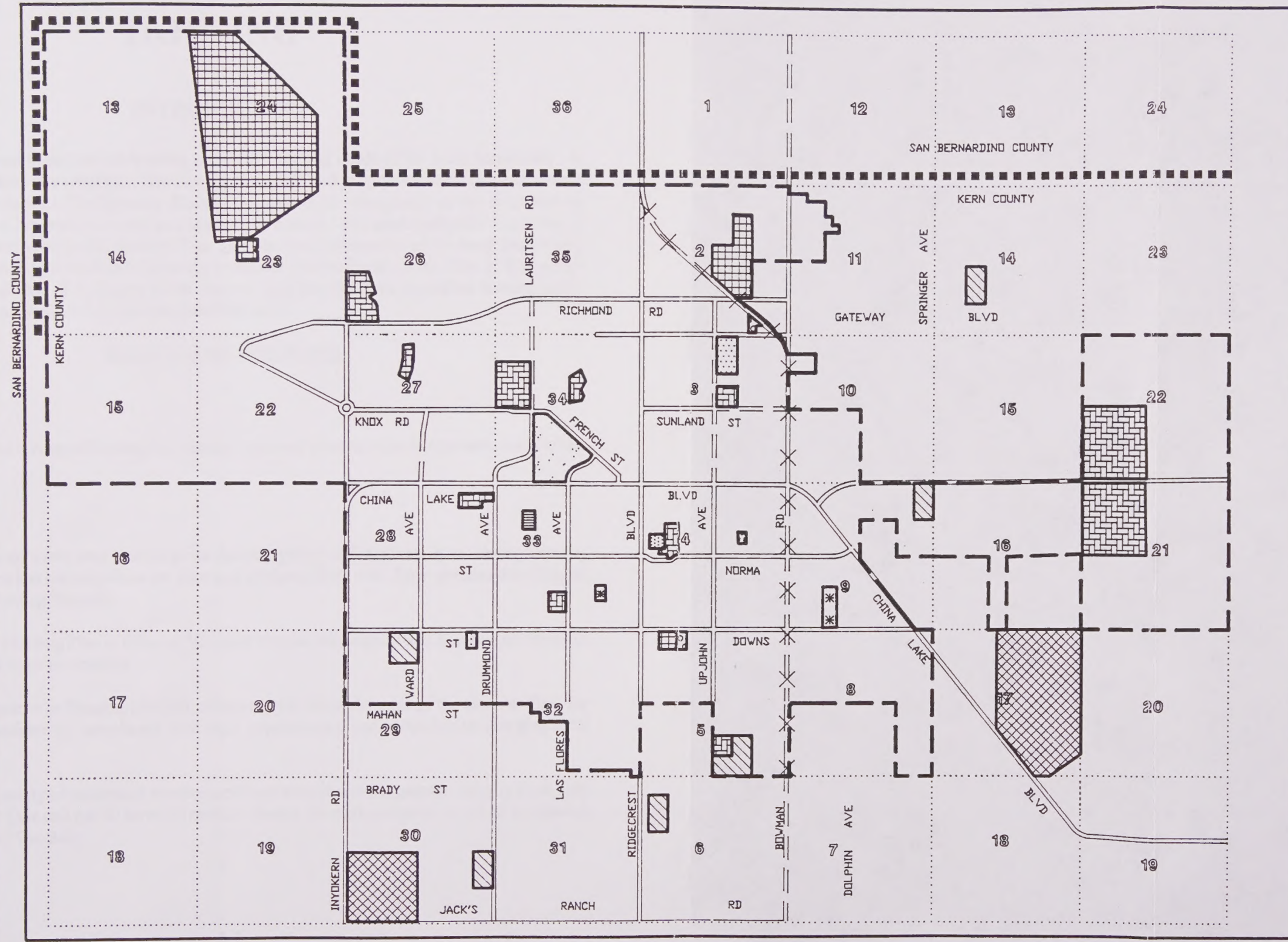
PARKS AND RECREATION FACILITY PLAN

LEGEND

- City Limits
- County Boundary
- EXISTING FACILITIES
 - Regional Park
 - Neighborhood Park
 - School
 - Other Recreation
- POTENTIAL PARK SITES
 - City Property or County Property
 - Existing Sump Area
 - Commercial Recreational
 - Future Park Sites
 - Linear Park
- POTENTIAL SCHOOL SITES
 - Future School Sites



(IN FEET)
1 inch = 4000 ft.
BURKE ENGINEERING
WILLAM J. BURKE
DRAFTED BY RICH LARSON
FIGURE 4-1



CHAPTER 3

HOUSING

INTRODUCTION

The Housing Element considers the existing and future housing needs of the local community. It evaluates the population characteristics, identifies special needs and proposes a housing development plan to meet those needs. The Housing Element because of the complexity of the document as required by State law, has been produced as a separate document. The goals and policies portion of that document is presented in this General Plan. All statistical discussion of the local population, analysis of needs and presentation of housing programs can be found in the City of Ridgecrest Housing Element and Plan. This chapter of the element describes the city's quantified housing goals, policies and programs designed to address identified needs.

GOALS AND POLICIES

GOAL 1.1:

Facilitate provision of a range of housing by location, type and price to meet the growth needs of the City.

POLICIES

- 1.1.1 Develop an accurate data base to guide housing policy in Ridgecrest by reviewing changes in population and housing characteristics and compare them with those presented in Chapter II of the Housing Element.
- 1.1.2 Review the Housing Plan in Chapter VI based on new information and if necessary revise in 1995, or as soon as possible.
- 1.1.3 Annually review the Housing Element, together with other elements of the General Plan, for internal consistency, compliance with legal requirements, and suitability to changing local conditions.
- 1.1.4 Provide a variety of residential development opportunities in Ridgecrest, ranging from very low density (one unit per 20 acres) to medium density (25 units per gross acres) as designated on the Land Use Map.

- 1.1.5 Encourage the development of housing for the elderly by offering incentives such as density increases and reductions in parking requirements. Coordinate with local lending institutions to ensure the availability of financing for senior housing projects and congregate care facilities.
- 1.1.6 Encourage the development of residential units which are accessible to handicapped persons or are adaptable for conversion to residential use by handicapped persons. Pursuant to State law, require apartment complexes with 20 or more units to provide a minimum of one handicapped accessible unit, with two units required of developments over 100 units.
- 1.1.7 Allow for the development of second units on a single family lot for senior citizens in residential zones, subject to the availability of adequate infrastructure and space.
- 1.1.8 Permit the development of manufactured housing in all residential zones.
- 1.1.9 Preserve existing mobile homes.
- 1.1.10 Encourage the construction of planned residential developments under Planned Unit Development guidelines in Ridgecrest.
- 1.1.11 Encourage the development of upper-end housing to provide opportunities for Moderate and Upper Income households to reside in Ridgecrest.
- 1.1.12 Continue to facilitate timely permit and development plan processing for residential construction. Allow priority development review processing for low and moderate income housing applications, as well as housing for the elderly.
- 1.1.13 Support and encourage local developers to participate in City-sponsored mortgage revenue bond and scattered sites housing programs. Encourage landlords to list rental units with the County Housing Authority.

GOAL 2.1

Conserve and improve the conditions of the city's existing housing stock.

POLICIES:

- 2.1 Continue a code enforcement program as the primary tool for bringing substandard units into compliance with City codes, and for improving overall housing conditions in Ridgecrest.
- 2.2 Encourage enforcement of the City's nuisance ordinances, along with other applicable codes, to promote property maintenance.

- 2.3 Actively market rehabilitation programs as available through the Ridgecrest Redevelopment Agency, which provide financial and technical assistance to lower income property owners to make housing repairs which could otherwise not be undertaken.
- 2.4 Prepare a housing rehabilitation assistance brochure outlining help available to home and apartment owners, including kinds of permitted repairs and income qualification.
- 2.5 Prepare a mailing to landlords of multi-family buildings, announcing enhanced code enforcement and identifying funding sources for financing improvements.

GOAL 3.1:

Preserve and enhance the quality of residential neighborhoods in Ridgecrest, and ensure that new housing is sensitive to the existing natural and built environment.

POLICIES:

- 3.1.1 Ensure that multi-family development is compatible in design with single-family residential areas, and is consistent with the low-building height character of Ridgecrest.
- 3.1.2 Prohibit new residential development from fronting on major arterial highways without adequate setbacks and buffering.
- 3.1.3 Ensure high quality development standards in new mobile home developments, including compatibility with adjacent single-family neighborhoods.
- 3.1.4 Require that housing constructed expressly for low and moderate income households not be concentrated in any single area of Ridgecrest.
- 3.1.5 Locate higher density residential development in close proximity to public transportation, retail, services and recreation.
- 3.1.6 Prohibit housing development in areas subject to significant geologic, flooding, noise and fire hazards, and in environmentally and archaeologically vulnerable areas.
- 3.1.7 Accommodate new residential development which is coordinated with the provision of infrastructure and public services.
- 3.1.8 Encourage to the greatest extent feasible the use of energy conservation devices and passive design concepts which make use of the natural climate to increase energy efficiency and reduce housing costs.

- 3.1.9 Regularly examine new residential construction methods and materials, and upgrade the City's residential building standards as appropriate.
- 3.1.10 Encourage neighborhood watch programs that promote safety and protection in residential neighborhoods.

GOAL 4.1

Promote equal opportunity for all residents to reside in the housing of their choice.

POLICIES

- 4.1.1 Affirm a positive action posture which will assure that unrestricted access is available to the community.
- 4.1.2 Prohibit practices which restrict housing choice by arbitrarily directing prospective buyers and renters to certain neighborhoods or types of housing.
- 4.1.3 Provide fair housing information at City Hall, to inform both landlords and tenants of their rights and responsibilities.

GOAL 5.1

Revise the Zoning Code to support Ridgcrest's housing objectives.

POLICIES

- 5.1.1 Provide an added density bonus of 10% for inclusion of large units (3 bedrooms and up) affordable to low and very low income households.
- 5.1.2 Ensure that development standards for parking, open space and other amenities do not add unduly to the cost of housing.
- 5.1.3 Permit emergency shelters and transitional housing as conditional permitted uses in Service Commercial and Industrial areas. Permit transitional housing which qualifies as a group home under Health and Safety Code Section 1566.3 in multi-family residential areas.
- 5.1.4 Co-ordinate efforts of all agencies responsible for the provision of housing and housing programs to acquire efficiency in use of funds, and elimination of overlapping programs.

REGIONAL HOUSING NEEDS ASSESSMENT

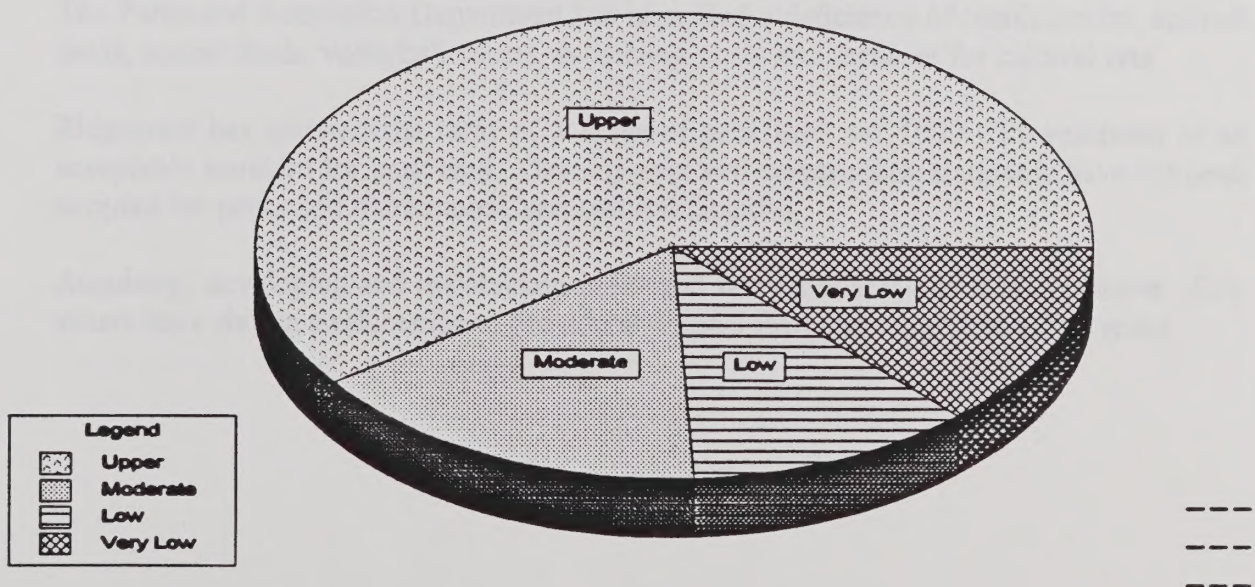
State law requires jurisdictions to provide for their share of regional housing needs. In 1990, Kern COG developed a Regional Housing Allocation Plan that estimates Ridgecrest's fair share of the regional housing needs. The resulting estimate of need is shown below in Table H-23.

TABLE 3-1
CITY OF RIDGECREST
1990 - 1996 HOUSEHOLD NEEDS BY INCOME GROUP

Very Low (0-50% County Median Income)	339
Low (50%-80% County Median Income)	298
Moderate (80-120% County Median Income)	417
Upper (over 120% County median Income)	<u>1,591</u>
Total Households	2,645

Source: Kern Council of Governments "1990 Regional Housing Allocation Plan"

1990 - 1994 HOUSEHOLD NEEDS BY INCOME GROUP



CHAPTER 4

OPEN SPACE

INTRODUCTION

The Open Space Element has been prepared in response to the growing need to provide sufficient community park, recreational and cultural opportunities for the City's residents. The intent is to provide for the continued psychological and physical well being of the citizens from every economic level, age group or physical ability classification. The Open Space Element defines existing issues relevant to meeting the community need for parks and related recreational and cultural facilities. The Element identifies opportunities for enhancing the park system with related facilities and recommends a comprehensive strategy for the long-term development of a park system that can satisfy recreational, cultural, environmental, and design needs while shaping the community's open space system.

BACKGROUND

ISSUES AND PROBLEMS

1. Compared to other municipal services and capital improvements, the City's parks and recreation facilities and services have been a low priority.
2. The City is deficient in park land and recreational facilities to meet projected needs in the year 2010.
3. The Parks and Recreation Department has identified a deficiency of tennis courts, softball fields, soccer fields, volleyball courts, swimming pools and facilities for cultural arts.
4. Ridgecrest has adopted the ratio of 3 acres of park land per 1000 City residents as an acceptable standard for park land. Development and construction standards have not been adopted for parks and recreational, and cultural facilities.
5. Acquiring, developing and maintaining parks and recreational facilities is expensive. City voters have shown a reluctance to provide additional financial support to offset costs.

6. The City needs a master plan that addresses parks, recreation and open space and identifies not only the preferred size and location of future parks, but also the services and facilities to be provided. As a result of not having a Master plan, land use opportunities for parks, recreational and open space facilities have been lost because of infill development.
7. The State of California has established enabling legislation (Quimby Act) for cities to obtain park land or "in-lieu" fees from developers which the City of Ridgecrest has not utilized.
8. Although the California Legislature has found that the State "...has a responsibility for expanding public experience with art" and that "...life in California is enriched by art," the city itself has no programs or facilities in support of the visual and performing arts. Facilities available through the Naval Air Weapons Station (NAWS), Sierra Sands Unified School District (SSUSD), Maturango Museum, and Cerro Coso Community College (CCCC) are, in general, of limited availability.
9. No provision was made in planning existing parks to include exhibit and performance spaces or related facilities.
10. Parks and open space issues are not being addressed by a continuing citizens' advisory group.
11. The specific recreational, park, and cultural needs for all population segments (i.e. older citizens, handicapped, low income levels) have not been addressed.
12. Areas of cultural, historical, and natural significance are being impacted by urban growth.

OPPORTUNITIES

1. Establish a cooperative effort between private and commercial recreation developers, other public agencies and the City to provide recreational and cultural facilities and services.
2. Expand the use of "joint-use contracts" for parks and recreational facilities between the City and other public entities, such as the Sierra Sands Unified School District and the County of Kern, and develop contracts with Cerro Coso Community College, Naval Air Weapons Station, Bureau of Land Management, and other entities.
3. Achieve efficiency of land use through a multiple-use concept combining park use with such functions as flood control, non-motorized circulation, separation of non-compatible land uses and preservation of natural or scenic areas.

4. Identify acceptable funding sources for acquisition, enhancement and maintenance and operation of parks and cultural facilities, including mandatory developer assessments, land dedications and State and Federal funding sources.
5. Utilize water efficient plants, water-conserving irrigation systems, building construction standards, park design, and municipal wastewater reuse to minimize park operating costs.
6. Design park facilities, landscaping and open spaces to provide all citizen groups with opportunities to teach, practice, exhibit or perform their work.
7. Consider desires of Kern County to turn over parks located within city limits to cities for development and maintenance responsibilities. Work with Kern County to meet the park design needs for regional use of County Park Land.
8. Consider availability of low-cost facilities that can be retro-fitted to accommodate recreational and cultural activities as public agencies vacate existing facilities for new facilities.
9. Work with the Bureau of Land Management to utilize Bureau of Land Management lands within the City as natural open space areas.
10. Utilize wind break concepts, as appropriate, in the design and development of recreational, cultural, and natural open space areas.
11. Utilize existing pedestrian and bike corridors (alleys, utility easements, trails, and scenic highway corridors) to serve as access links between major recreational and open-space areas.
12. Work with citizen groups to develop recreational and cultural needs assessments and to provide community education on meeting those needs.
13. Identify and work with existing arts and cultural groups to develop facilities and programs to meet the needs of a growing population.

GOALS, OBJECTIVES AND POLICIES

GOAL 4.1:

Create an orderly process for the development of appropriate recreational and cultural facilities and for the preservation of desirable open space in the city.

OBJECTIVES:

- o Assess recreational, cultural and open space needs and implement planning to meet those needs.
- o Create recreational opportunities to a service level that would provide parks/recreational facilities within a reasonable distance of all residents of the city.

POLICIES:

- 4.1.1 Establish a Parks, Recreation, Open Space, and Cultural Coordinating Committee.
- 4.1.2 Prepare and adopt a Parks, Recreation, Cultural and Open Space Master Plan.
- 4.1.3 Create Ad Hoc citizens advisory groups to address parks, cultural, and open space issues on an as-needed basis.

GOAL 4.2:

Encourage recreation for, and self-development of, city residents through the development of a comprehensive parks, recreation, and cultural system (facilities and programs).

OBJECTIVES:

- o Achieve conformance with standards established in this Element through a combination of public, private and commercial park, recreational, and cultural facilities.
- o Acquire and/or develop additional park, recreational, and cultural facilities through available programs and funding mechanisms.
- o Encourage recreation opportunities on a neighborhood basis.
- o Encourage the preservation of local material culture.

POLICIES:

- 4.2.1 Plan and develop recreational facilities accessible to the population they are intended to serve; Facilities that are highly visible to the community and responsive to desert climatic conditions.
- 4.2.2 Achieve orderly development of public park and recreation facilities through acquisition of additional park sites in areas where no park or school sites are located and where future growth is expected to occur.
- 4.2.3 Work with NAWS to determine the feasibility of joint operation and maintenance of recreational facilities on the Station to minimize duplication of programs and facilities.
- 4.2.4 Pursue joint use of school sites for park and recreational development wherever feasible.
- 4.2.5 Guide and encourage complete development of the Leroy Jackson Regional Park as a key element in attaining an adequate park system in the city.
- 4.2.6 Encourage development of recreational and cultural facilities by the private sector.
- 4.2.7 Provide a continuous system of interconnected bicycle lanes, and pedestrian pathways in the city for both regional and local non-motorized transportation and recreational use.
- 4.2.8 Develop new recreational facilities and retrofit existing facilities to meet the needs of handicapped persons and developmentally disabled persons.
- 4.2.9 Support the preservation of the local cultural heritage.

GOAL 4.3:

Preserve open space areas in the city and Indian Wells Valley to perpetuate the unique natural setting of the region and provide a desirable environment in the urban area.

OBJECTIVES:

- o Utilize open space areas to enhance the aesthetic environment and to provide opportunities for recreation, conservation and educational needs.

- o Preserve areas of historical, cultural, and geologic interest to provide for a unique experience for city residents as well as aid in the development of the tourism industry.

POLICIES:

- 4.3.1 Establish a program for City acquisition of undeveloped land for development of park and recreational sites and preservation of open space, and to preserve vistas of community-wide significance.
- 4.3.2 Plan for a balance between physical development and preservation of open space.
- 4.3.3 Exploit usage of hazard areas identified in the Safety Element and other parcels not suitable for development as open space and recreation resources.
- 4.3.4 Develop a 5-acre park in the vicinity of the open retention basin near Norma Street between Felspar Avenue and Las Flores Avenue when warranted by growth in the area.
- 4.3.5 Encourage provision for common open space and recreational areas in new planned unit residential developments, with maintenance to be performed by a homeowners' association where feasible.
- 4.3.6 Pursue completion of recreational facilities at Helmer's Park, and Leroy Jackson Regional Park and explore the feasibility of implementing municipal wastewater for irrigation purposes.
- 4.3.7 Develop a park area utilizing xeriscape practices, wastewater reuse and other water conserving measures as a demonstration and educational opportunity for residents to learn water conservation practices.
- 4.3.8 Support the Bureau of Land Managements efforts to retain natural open space areas surrounding Cerro Coso Community College.
- 4.3.9 Support private efforts to provide residents and tourists the opportunity to experience the local desert environment within a developed outdoor environmental education center.

GOAL 4.4:

Develop regional parks in Ridgecrest, applying a multi-use concept, to provide for recreational opportunities for the residents of Northeast Kern County.

OBJECTIVES:

- o Provide multi-use regional parks in Ridgecrest utilizing flood control, wastewater reuse, wind mitigation and other municipal use opportunities.

- o Develop a park that provides for a desert experience.

POLICIES:

- 4.4.1 Work in coordination with BLM and Kern County to develop regional parks in the Indian Wells Valley.
- 4.4.2 Research the feasibility of Municipal Wastewater re-use for irrigation.
- 4.4.3 Create development plans for a regional park that could incorporate multi-uses such as an R.V./campgrounds facility, horse trails, golf course, interpretive trails, recreational vehicle dump station, etc.

IMPLEMENTATION PROGRAM

OPEN SPACE PLAN

The Parks, Recreation and Cultural Facility Plan Figure 4-1 shows the location of existing and potential park, recreational and cultural facilities within the city. Two types of parks are shown: the regional park and neighborhood parks. The existing regional park is planned to be the major community recreation facility and, therefore, priority is given to its development and enhancement. A proposed regional recreation area is also proposed on BLM lands adjoining the city limits. Existing school sites are also indicated because of the valuable recreation function which they perform.

Also shown in the Parks, Recreation and Cultural Facility Plan Figure 4-1 are potential sites for future parks and cultural facilities. These potential sites include: property currently owned by the City or Kern County which generally satisfies the minimum acreage standard discussed below; federal property (BLM) adjoining Ridgecrest; Bowman Road right-of-way, and the open retention basin near Norma Street between Las Flores Avenue and Felspar Avenue. With the exception of the property currently owned by the City, the potential sites should be considered general in their location. Future park, recreation and cultural master planning studies will serve to define the location of and acquisition and development procedures for these potential sites or any others which may be identified. Future development of these sites in combination with private recreation or other development is anticipated to satisfy the established park standards in the long-term. In support of water conservation policies, landscaping of parks should make effective use of water efficient plant materials and limit the extent of turfed areas, or utilize reclaimed water.

STANDARDS:

The following standards for parks, recreation and cultural facilities will serve as guidelines for facility development and determining the adequacy of service.

Park/Playground:

This would be the smallest category range of park development encompassing the mini park/neighborhood park concepts for park sizes from less than 1 acre to 5 acres. Location adjacent to schools is desirable. The service level for this category would be from a specific neighborhood to 5,000 people. (1/4 mile to 1 mile service radius). Service emphasis would be toward grade school level children, young families, and seniors. Access would generally be within walking distance. Minimum development would include open lawn play areas, walkways, play apparatus, picnic units, shade shelters, game courts and possibly a small restroom.

Community Specialized Facilities:

This category would attract community level patronage generally at a one to four mile service radius. These facilities could incorporate community centers, passive areas for group picnics, gymnasiums, swimming pools, and other specialized recreational functions. Community facilities should be located in areas easily accessible from collector and arterial streets to reduce traffic impacts to neighborhoods.

Playfields:

Playfields require extended space and includes all sports fields and specialized game courts that service organized teams or specific sports. Activities would include baseball, softball, football, soccer, tennis, racquetball/handball and other specialized uses.

Urban Open Space:

Urban open space would be open areas retained to enhance or maintain an aesthetic quality for public benefit. Specific applications would be wildlife sanctuaries, and areas of geological significance, or historical interest.

Regional Recreation Areas:

A regional recreation area would be land that by its unique natural character or unusual or extensive development, offers recreation opportunities that attract patronage from beyond the local vicinity.

- o Golf Course - 1 course/50,000 population
- o Indoor Recreation Center - 1 to 2 acres City-wide
- o Swimming Pools - capacity for 5 percent of population
- 2 mile service area
- o Athletic Field/
Stadium - 0.5 acres/1,000 population
- city-wide facility associated with high school
- o Handball/Racquet
ball courts - 2 courts/3,000 population
- o Gymnasium/multi-use
complex - 1 Facility/15,000 population
- o Baseball/Softball
Fields - 1 youth diamond/3,000 population
- 1 recreation diamond/6,000 population
- o Cultural Facilities - Expanded Museum Facilities/ 2000 sq. ft. of
exhibit space/ 300-500 seat theatre. Other
facilities to be defined by the Parks,
Recreation, Open Space, and Cultural
Coordinating Committee.
- o Camping Facilities - 1 Facility/for regional area use with a minimum
of 50 camping spaces available.

IMPLEMENTATION MEASURES

The following actions will be pursued as part of the overall effort to achieve the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Establish a Parks, Recreation, Open Space, and Cultural Coordinating Committee with broad community involvement, to plan and coordinate the development of facilities and programs identified under standards.
2. Adopt land and/or in-lieu fee dedication requirements.
3. Continue to expand parks and recreation publicity program.
4. Renovate and enhance existing park facilities.
5. Develop a Parks, Recreation, Cultural and Open Space Master Plan to determine the specific community needs, and relevant technical and economic requirements for the acquisition and development of a comprehensive recreational and cultural program for all city residents.
6. Develop and initiate a park land acquisition strategy as part of the Parks, Recreation, Cultural and Open Space Master Plan.
7. Develop new city parks, recreation, cultural, and open space areas and facilities in accordance with the Parks, Recreation, and Cultural Facility Plan.
8. Work with Kern County to master plan the Leroy Jackson Regional Park, provide for its development and maintenance.
9. Develop standards for park multiple-use as flood control basins, separation of non-compatible land use areas or linkage areas for circulation, bike, or walking paths.
10. Develop standards for landscaping of park and recreational areas using water conserving design concepts.
11. Continue work with Bureau of Land Management to establish appropriate uses for Bureau of Land Management land within the city and within the Sphere of Influence.
12. Work with community arts and cultural groups and the museum to enable them to identify community needs and expand their program and facilities.
13. Explore possible funding areas for the additional development of cultural and arts facilities.

MID-TERM 1996 - 2000

14. Continue to develop new city park facilities, recreation, cultural, and open space areas and facilities in the identified areas of town according to the Parks, Recreation and Cultural Facility Plan Figure 4-1 and the Parks, Recreation, and Cultural Facility Plan.
15. Continue acquisition and development of neighborhood parks through dedication and in-lieu fee process.
16. Facilitate the development of a nature interpretive park and interpretive program.
17. Work to make existing parks and recreational areas accessible by all community members.
18. Coordinate with Bureau of Land Management the acquisition through lease, trade, or purchase of a large parcel of land within the City's Sphere of Influence to develop as a regional multiple use recreational/park site to meet projected growth needs.

LONG-TERM 2001 - 2010

19. Establish a Parks, Recreation, Cultural Affairs Commission with representation from the City of Ridgecrest, the public, and other concerned agencies.
20. Develop additional city parks, recreational and cultural opportunities as population warrants.

CHAPTER 5

CONSERVATION

INTRODUCTION

Specific features of the natural environment discussed in this Conservation Element include: air quality, desert habitat, locally endangered species of both flora and fauna, soils, groundwater and open space lands. The element recognizes the finite limits of these natural resources and presents policies and measures for the conservation, development and utilization of these local natural resources.

The identification of programs to promote community involvement in the support and maintenance of the natural environment by the development of issues and programs for air quality maintenance, habitat preservation, soils conservation, groundwater preservation and reclamation, and open space identification is the emphasis of this chapter.

BACKGROUND

ISSUES AND PROBLEMS

1. Excellent visibility is essential for Naval Air Weapons Station (NAWS) to successfully accomplish its mission.
2. Regional transport of particulate matter from the Los Angeles basin, San Joaquin Valley and Owens Valley is the major air quality problem in the Indian Wells Valley.
3. There are no California Air Resources Board Monitoring Stations in the city of Ridgecrest for both PM 10 and Ozone. Consequently, Southeast Desert Air Basin has been classified as "non-attainment" for both PM 10 and Ozone. Non-attainment means that air quality levels as it pertains to PM 10 and Ozone do not meet the standards set by the California Clean Air Act.
4. Several of California's rare species of plants and animals are found in the Indian Wells Valley.
5. Desert sink habitats exist in Ridgecrest in the Mirror Lake and Satellite Lake area.

6. Most of the relatively undisturbed habitat in the Ridgecrest area is under Bureau of Land Management (BLM) or NAWS jurisdiction.
7. Detailed soils analysis have not been prepared for the entire Indian Wells Valley.
8. Soil erosion and deposition is a problem with long term effects in the desert environment.
9. Groundwater is the only local source of potable water. Exportation and exploitation of Indian Wells Valley groundwater shall be restricted and must be monitored.
10. The concentrated water pumping pattern has the potential to lead to contamination of good quality water by saline water.
11. Agriculture, NAWS, IWVWD, and North American Chemical Co. are the largest combined users of water in the Indian Wells Valley.
12. Ridgecrest is dependent on conventional, that is fossil- fuel-based, energy sources. The future availability of conventional sources of energy is uncertain in the midterm (5 to 15 years), and definite shortages are seen in the long-term (15 to 30 years).
13. Energy prices for conventional sources of fuel are expected to continue to rise rapidly, by as much as 10% per year.
14. Land use patterns in Ridgecrest reflect a time when energy was inexpensive and supplies abundant. A pattern of development has resulted that is not conducive to energy conservation.
15. Long established social and land use patterns and a lack of energy education, have not been and are not conducive to the need to conserve energy resources.
16. Lower income groups, currently spending 15 to 30 percent of their income for energy, are likely to live in poorly insulated homes, drive inefficient automobiles and have no resources to change these conditions.
17. Reclamation of abandoned mine sites, land fills and soils contaminated from hazardous waste has not been previously addressed.

18. Coordination and maintenance of all environmental data available for Indian Wells Valley is currently lacking.
19. Possible climatic changes (for example, increased humidity) may develop in the valley with the increase of urbanization.
20. There is a possibility of environmental contamination due to waste dumping (fuels, landfills, sewage treatment facilities).
21. Degradation of air quality (particulate and ozone) has occurred as a result of off-highway vehicle use, use of unpaved roads in the unincorporated areas of the valley, residential fuel burning, auto emissions, pollutants transported from upwind air basins and the increase in levels of humidity.

OPPORTUNITIES

1. Greater participation in local and regional air quality planning.
2. Coordination of habitat preservation and open space planning with all affected agencies.
3. Education of public about desert plants and animals.
4. Participation in soil conservation programs.
5. Implement water conservation and wastewater reuse programs and discourage water-intensive activities in cooperation with other agencies.
6. Importation of potable water.
7. Support the creation of an Interagency Coordinated Regional Water Management Plan and participation in a coordinated regional use of groundwater.
8. Local sources of energy (conservation, solar energy, geothermal energy, bio-mass and wind) provide opportunities to decrease dependence on non-renewable resources.
9. Technology is available to conserve energy with minimal consequences to the present standard of living.
10. Clear skies and low precipitation makes Ridgecrest an ideal community for using passive and active solar energy systems.
11. Through community planning, great advances can be made in the gradual attainment of energy self-sufficiency.

12. Detailed ongoing studies to determine groundwater basin characteristics are incomplete. Current testing indicate that groundwater is being pumped at a rate in excess of natural recharge.

GOALS, OBJECTIVES AND POLICIES

GOAL 5.1:

Maintain the high level of environmental quality now characteristic of the Indian Wells Valley that makes it a desirable place to live, work and enjoy leisure time by managing urban growth patterns in the Valley.

OBJECTIVES:

- o Identify and establish habitat preservation areas and permanent interpretive programs and facilities.
- o Develop and adopt site design standards that reduce runoff and control erosion.
- o Maintain local air quality at a level which meets or exceeds State and Federal standards.
- o Implement use of alternative fuels in City vehicles when proven to be feasible.
- o Adopt measures in conjunction with Kern County, NAWS and other agencies to control all local sources of dust pollution.
- o Adopt new mitigation measures as they are developed by California Air Resources Board and the Environmental Protection Agency and objectives to accommodate changing variables in the environment.

POLICIES:

Air Quality

- 5.1.1 Participate in the air quality management programs of the Kern County Air Pollution Control District for the southeast desert air basin.
- 5.1.2 Support efforts of NAWS and others to control regional air transport pollution problems (such as Owens Lake dust).

- 5.1.3 Support State and Federal legislation to reduce and control air pollution.
- 5.1.4 Encourage car and van pooling, bus transit and use of clean fuels to minimize locally generated air pollutants.
- 5.1.5 Work with Kern County to implement the adopted PM 10 State Implementation Plan for the Searles Valley Planning Area adopted on November 15, 1991. This includes encouraging Kern County Public Works to implement dust control measures on unpaved roads and requesting Kern Planning and Development Services reconsider its policy of allowing large concentrations of housing in areas without paved roads.
- 5.1.6 Require the disposition of solid and liquid wastes in a manner that prevents the degradation of air quality.

Habitat and Wildlife

- 5.1.7 Promote the survival of native wildlife species and the preservation of their natural habitat.
- 5.1.8 Prohibit off-highway vehicle use in designated habitat preservation areas.
- 5.1.9 Support the concept of the Cerro Coso Community College's (CCCC) Natural Area as designated by BLM and CCCC.

Groundwater

- 5.1.10 Encourage use of site design and grading techniques that reduce the amount of impervious surface and runoff from new urban uses.
- 5.1.11 Require the disposition of solid and liquid wastes in a manner that prevents the contamination of the aquifer.
- 5.1.12 Establish reasonable population limits for the city and Indian Wells Valley that reflect the basin's capacity for sustained yield of groundwater.
- 5.1.13 Investigate the feasibility of expanded reuse of, or tertiary treatment of, wastewater for groundwater recharge, industrial use and landscape irrigation.
- 5.1.14 Discourage further increases in groundwater extraction for water intensive uses such as agricultural crops.
- 5.1.15 Encourage water conservation on a city-wide basis.
- 5.1.16 Investigate and evaluate water efficient devices for existing and future City buildings.

- 5.1.17 Evaluate, define, and correct water losses on City property that are detrimental to conservation efforts.
- 5.1.18 Use water efficient landscaping practices where possible for all City landscaping.
- 5.1.19 Explore the updating of building codes for the use of grey water systems.

Soils

- 5.1.20 Support erosion control (wind and water) and soil conservation programs of other agencies in Indian Wells Valley.
- 5.1.21 Encourage the retention of natural desert flora to control soil erosion.
- 5.1.22 Require for proper channelization, detention and disposal of runoff in new subdivisions to prevent erosion during and after construction.
- 5.1.23 Coordinate with appropriate State and Federal agencies to reduce soil erosion destabilization caused by off-road vehicle use in the Indian Wells Valley.
- 5.1.24 Require all developers to provide site soil characteristic information and incorporate any required changes in a development.
- 5.1.25 Utilize information and erosion mitigation measures within the Northeast Kern County Soils Survey by the U.S. Soil Conservation Service in the development review process.
- 5.1.26 Require the disposition of solid and liquid wastes in a manner which prevents soil contamination.

GOAL 5.2:

Ensure that a supply of acceptable quality water is available to meet the present and future needs of the city and the Indian Wells Valley.

OBJECTIVES:

- o Assist the Indian Wells Valley Water District to continue to secure and deliver potable water conforming with State Health standards to meet present and future demands.
- o Support the development of a basin wide groundwater management program which will optimize groundwater production and recharge in the Valley.

POLICIES:

- 5.2.1 Support the goals of the Indian Wells Valley Water District Urban Water Management Plan.
- 5.2.2 Support efforts to more accurately determine the groundwater dynamics of the Indian Wells Valley groundwater basin.
- 5.2.3 Support the Indian Wells Valley Water District (IWVWD) and NAWS efforts to identify and secure alternative sources of water supply.
- 5.2.4 Support efforts by the IWVWD, NAWS and other water purveyors to develop sound pumping patterns through well field redesign, and, where possible, consolidate systems.
- 5.2.5 Support efforts to create a valley wide water policy to control the exportation of water from the Indian Wells Valley.
- 5.2.6 The City shall take a leadership role in coordinating agency efforts to establish a stronger approach to conservation.

GOAL 5.3:

Achieve a conservation program for the city that will include education, adoption of conservation practices and an evaluation of the effectiveness of the program.

OBJECTIVES:

- o Reduce impacts to local natural resources by providing opportunities for Ridgecrest residents to acquire education in the conservation of these resources.
- o Adopt conservation practices that will reduce impacts on local natural resources.
- o Evaluate the effectiveness of conservation programs.

POLICIES:

- 5.3.1 Promote greater public awareness of desert habitat, flora, and fauna as a unique and limited resource in Indian Wells Valley, and encourage the preservation and/or restoration within the city by supporting public agency and private organization education programs.
- 5.3.2 Develop programs in conjunction with the Kern County Air Quality Attainment Plan and the California Clean Air Act to reduce impacts to air quality.
- 5.3.3 Develop programs to encourage water conservation in conjunction with the Indian Wells Valley Water District and other interested agencies.
- 5.3.4 Establish an energy education program to increase public awareness of conservation, solar energy and other alternative energy sources.
- 5.3.5 The City shall take a leadership role in encouraging public agencies to establish a stronger approach to conservation.

GOAL 5.4:

Develop a conservation program to reduce the use of non-renewable energy sources and make full use of local sustainable energy resources, including solar and wind energy.

OBJECTIVES:

- o Reduce consumption of non-renewable energy through introduction of renewable energy sources, conservation and education.
- o Implement American Society of Heating, Refrigeration and Air Conditioning Engineers 75-90, or comparable energy efficiency standards and develop specific energy efficiency standards for the City.
- o Encourage the retrofitting of all habitable structures for energy efficiency.

POLICIES:

- 5.4.1 Establish minimum energy efficiency standards for buildings through adoption of updated Uniform Building Codes.
- 5.4.2 Require use of energy conservation technologies in all new construction.
- 5.4.3 Encourage the use of energy-saving technologies in retro-fitting existing buildings.
- 5.4.4 Encourage nonconventional energy-efficient housing, such as row or bermed housing.

- 5.4.5 Encourage low income households to utilize grants or subsidies offered by utility purveyors or governmental agencies to meet energy efficiency standards.
- 5.4.6 Reduce dependence on the automobile and encourage energy- efficient land use patterns through close-in development, population densities to support an economical public transportation system, neighborhood stores, and separated pedestrian and bicycle paths.
- 5.4.7 Develop and compile energy utilization information and make this information available to the public.
- 5.4.8 Encourage the use of passive solar techniques, such as building siting, thermal mass, solar access, landscaping and roadway design, in all new public, and private commercial and industrial construction.
- 5.4.9 Continually monitor and assess the feasibility of the City entering the alternative energy utility business.
- 5.4.10 Continuously monitor and assess the feasibility of requiring active and/or passive solar energy systems in all new construction.

GOAL 5.5:

Achieve a balanced distribution of public and private open space lands to provide the attractive environment essential to a sound economy, environmental protection, recreation and the amenities required to maintain an acceptable quality of life level.

OBJECTIVES:

- o Designate the lands specified in the Habitat Conservation Plan (being developed by a coalition of agencies) as flora and fauna preserve areas.
- o Identify areas of significant historical and cultural values to retain local heritage.
- o Identify flood areas in the Indian Wells Valley for utilization as open space.
- o Identify areas of significant geological value for appropriate preservation and utilization.

POLICIES:

Habitat and Wildlife

- 5.5.1 Encourage County, State and Federal agencies who control habitat and open space lands to maintain such areas for the benefit of the general public.

- 5.5.2 Participate in the decision-making process for future disposition of BLM lands in the city and Indian Wells Valley.

Ground Water

- 5.5.3 Identify flood plains, aquifer recharge areas and natural drainage courses, where possible, as open space to aid groundwater recharge.

Other Natural and Cultural Resources

- 5.5.4 Support the efforts of agencies having jurisdiction over historical, archaeological, and geological significant lands to conserve, and where appropriate, develop and utilize such resources for public benefit and enjoyment.

IMPLEMENTATION PROGRAM

OPEN SPACE PRESERVATION

The open space concept for the city creates a citywide system for protection from natural hazards, preservation of desert habitat and wildlife, enhancement of scenic vistas, water reclamation and recreation. Emphasis is placed on designating Federal lands as the major component for habitat preservation because City acquisition of large tracts for this purpose is not feasible. Wherever possible, the multiple-use approach to open space is proposed with, for example, flood hazard areas also serving recreational, scenic enhancement and open space trail uses.

The Open Space Summary table shows open space acreage for each major category of open space, both existing and proposed.

TABLE 5-1

OPEN SPACE SUMMARY
(in acres)
(City and Sphere of Influence)

Category	Pre-1981 General Plan	1981 General Plan	1991 General Plan
Habitat Preservation & Natural Hazard Protection	0	2,246	10,955
Water Reclamation	85	265	265
Recreation	40	220	1,347
Total	125	2,731	10,792

STANDARDS:

Air Quality

- o Rules and regulations that are established by the Kern County Air Quality Control Board and the California Clean Air Act that support the ambient air quality standards shall be utilized.

Groundwater

- o The Indian Wells Valley Water District Urban Water Management Plan and the Indian Wells Valley Water District Domestic Water System 1990 Water General Plan standards and programs shall be adopted by reference.
- o Activities and factors that affect the quality of the water in the watershed and water recharge lands shall be regulated.
- o Efforts to control water quality shall be coordinated with the standards and programs of the State Water Resources Control Board and the Regional Water Quality Control Board.
- o Recommendations developed subsequent to the Bureau of Reclamation groundwater studies shall be utilized to set standards.

Energy Conservation

- o Residential and nonresidential development in Ridgecrest, at a minimum, shall comply with the most current standards adopted by the State of California (Title 24) for energy conservation.

- o In support of efforts to encourage use of passive and active solar heating and cooling systems in all buildings, the City maintains at its Community Development counter a bibliography of references on these subjects for use by developers, homeowner and interested citizens.
- o Subdivisions for which a tentative map is required must conform with the provisions of Section 66473.1 of the Subdivision Map Act for retention of future passive or natural heating and cooling opportunities.

Soils Conservation

- o Development standards recommended in the Northeast Kern County Soils Survey by the U.S. Soil Conservation Service shall be utilized in the development review process.

Habitat Conservation

- o Programs developed within the proposed Habitat Conservation Plan shall be adopted by reference.

IMPLEMENTATION MEASURES

SHORT-TERM 1992 - 1995

1. Establish an Environmental Quality Committee.
2. Participate in regional air quality planning.
3. Participate in use and disposal planning for BLM lands.
4. Designate BLM lands near Cerro Coso College as habitat preserves.
5. Participate in regional water resources planning.
6. Pursue voluntary limits on increases in the groundwater withdrawal rate.
7. Establish standards and limitations for development within the 100-year flood plain to ensure public safety.
8. Participate in developing a comprehensive groundwater recharge program.
9. Support desert education and interpretive programs.
10. Evaluate and implement dust control alternatives for dirt roads and seek an agreement from Kern County to do likewise.

11. Encourage solar energy features in new public buildings.
12. Initiate monthly reporting on public (City) energy use.
13. Research the viability of a building retrofit program.
14. Develop a library of solar and energy conservation references for use by local residents.
15. Develop and implement a water conservation program in conjunction with other related agencies.
16. Prepare a wastewater reuse feasibility study in conjunction with NAWS and other agencies.
17. Prepare and implement a Landscaping Ordinance to require water conservation in new developments.

MID-TERM 1996 - 2000

18. Develop and administer a long-term carrying capacity model for Indian Wells Valley.
19. Adopt an ordinance implementing a groundwater recharge plan.
20. Evaluate the feasibility of using alternative fuels in public vehicles.
21. Develop measures to capture runoff.
22. Encourage solar access plans for new development proposals.

RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

OPEN SPACE PLAN

LEGEND

-  City Limits
-  County Boundary
-  Habitat Preservation
-  Water Reclamation
-  Recreation



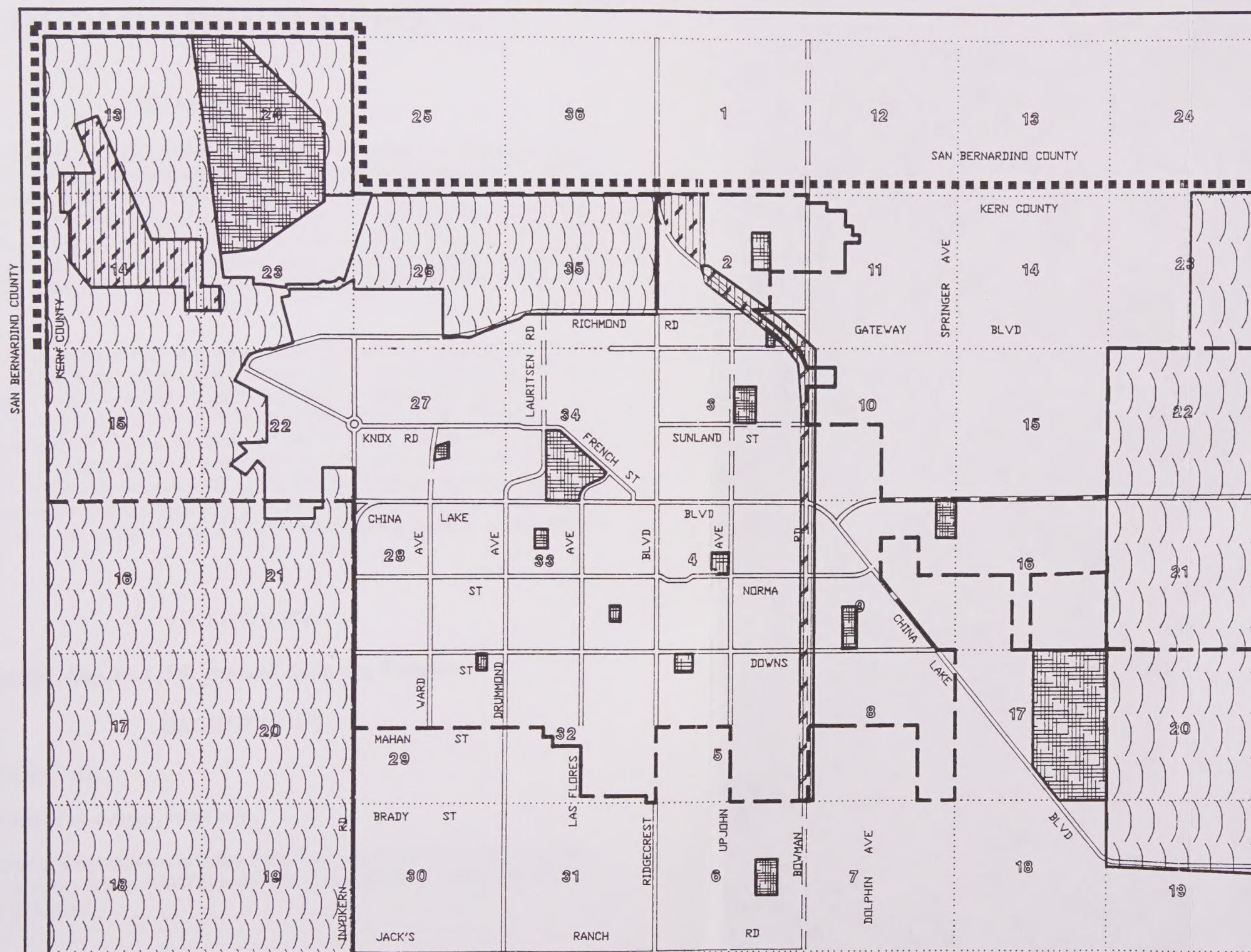
GRAPHIC SCALE

(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING

WILLAM J. BURKE
DRAFTED BY RICH LARSON

Figure 5-1



CHAPTER 6

ECONOMIC DEVELOPMENT

INTRODUCTION

The Economic Development Element provides a strategy for encouraging the economic growth of Ridgecrest in a manner which is complimentary to existing economic activity and respectful of environmental constraints. The element identifies issues and opportunities for economic development based upon a review of labor and economic trends in the region so as to identify and encourage a community balance between facets of the economy such as industry, commerce, and manufacturing. The goals, objectives and policies of the element establish an approach to economic development based upon a mutually supportive arrangement between the City, other public agencies and private enterprise.

The economy is seen as consisting of two major components, the internal and external marketplaces. The internal economy is primarily commercial and service sector oriented. It is generated by needs of citizens and dollars within the existing market, as goods and services are either imported or provided locally. The external economy is one whereby wealth is imported and distributed locally, either by the export and delivery of resources, goods, and services to the "outside", the industrial and production component, or by local delivery of local goods and services to outside wealth (hospitality and visitor services). Without the external economy, the internal circulation of wealth is eventually exhausted. The Economic Development Element is prepared to maintain a "balance of trade" between these two vital components, and to provide a dynamic equilibrium in the face of the constantly changing economy.

PHILOSOPHY

To Foster a Healthy, Vigorous, Diverse and Enduring Economy.

BACKGROUND

ISSUES AND PROBLEMS

1. The city is distant from major market areas.
2. The economy of Ridgecrest and of Indian Wells Valley is dominated by the China Lake Naval Air Weapons Station (NAWS) and to a lesser degree North American Chemical Company (NACC).

3. The Ridgecrest market area is limited in size and lacks sufficient population to attract a diversity of major retail activities found in larger communities.
4. Environmental factors such as regional air quality issues, endangered species, limited groundwater supplies, and harsh outdoor working conditions, limit the types of industries suitable for Ridgecrest.
5. Estimates indicate that perhaps thirty percent of local personal income may be spent outside the Ridgecrest area.
6. Desert Resource Protection Bills and Actions may result in closure of the Mojave Desert to vital city industries. The Navy, Recreation, Mining, Manufacturing sectors, may be negatively impacted.
7. Ridgecrest functions as a bedroom community (to NAWS and NACC) with consequent imbalance in the property tax base.

OPPORTUNITIES

1. Encourage the development of labor intensive and small business activities to broaden the community's economic base.
2. Utilize the city's exceptionally diverse and educated labor pools to attract new industry and commerce.
3. Develop private and public training programs to expand the skilled labor force.
4. Benefit from the expansion of the Naval Air Weapons Station's role to include research, development, testing, evaluation, training, and instruction as Defense Department mission consolidations occur.
5. Establish research and incubation facilities that would utilize the existing professional talent base and provide for commercial development of the resulting NAWS technology through the use of "technology transfer" and "dual use" technologies.
6. Focus economic development activity on increasing basic activities (industry) to encourage later development of new supporting activities (retail, office) and encourage the expansion of existing commercial facilities.
7. Foster the development of natural and mineral resource, mining, geophysical, geochemical and chemical industries.
8. Expand the city's role as a regional retail center to stimulate the economy by emphasizing the proximity of the railroads, airport, and major highways that could provide easy access.

9. Provide industrial and residential opportunity to those businesses and citizens relocating to Ridgecrest from areas of high crime, traffic congestion, higher costs of business, and higher costs of living.
10. Develop a desert resort, and recreation economy with linkage to the Sierras', Mammoth and Lake Isabella and the Kern River Valley resort areas, the Rand District, the Mojave Desert and Death Valley National Monument.
11. Pursue obtaining Federal and State Economic Grants and Development funds.
12. Work with Federal, State, and County Agencies to promote a balanced and mixed use of the Mojave Desert's resources.
13. Foster the development of the retirement industry in the community.
14. An increasing diversity of population and economy presents new opportunities for the citizens.

GOALS, OBJECTIVES AND POLICIES

The organizing concepts of economic planning are hierarchical. Once a goal is clearly stated, the policies and objectives are under its umbrella. Authority is derived from the goal. Policies and objectives are valuable to the extent that they are consistent with the goal. Ultimately, Goals, Objectives and Policies are set by the City Council. Implementation programs are carried out by Council, RRA, Planning Commission, City Staff, Governmental Agencies and Districts, Chamber of Commerce, Developers, Private Individuals and Companies.

Goals inspire and educate participants in the process and state purpose and intent. They serve as the consensus force or binder for cooperation and communication between the public and private sector and between public agencies.

PRINCIPLE: Utilize the mental attitudes, the physical amenities, and the financial resources of Ridgecrest to develop a concentrated effort to attract, receive, cultivate, and maintain new and existing industry, as well as balancing the residential and commercial activities required for steady economic growth in the community.

GOAL 6.1:

Ridgecrest shall become a prosperous and affluent community.

OBJECTIVES:

- o Minimize unemployment and under employment

- o Retain and attract those industries that are compatible with maintaining the quality of life enjoyed by the Indian Wells Valley.
- o Develop a program of active business expansion
- o Improve retail sales and provide additional sales opportunities in the city.
- o Use the Ridgcrest Redevelopment Agency (RRA) to promote property investment and business development.
- o Identify the type of jobs that need to be created and create them.
- o Expand employment opportunities in the Community and the Indian Wells Valley.
- o Develop programs to diversify the labor force and professional opportunities.

POLICIES:

- 6.1.1 Emphasize expansion of existing industry and business as a first priority.
- 6.1.2 Take actions that will make the city competitive as a place to do business.
- 6.1.3 Promote an expanding and diverse workplace maximizing employment opportunity and increasing employment income for citizens of all professions and economic and educational backgrounds.
- 6.1.4 Expand and diversify the community's economic base.
- 6.1.5 Anticipate and meet the future development needs of the community.
- 6.1.6 Establish an ongoing Economic Development Process
- 6.1.7 Expand opportunities for jobless, under-employed and low income persons.
- 6.1.8 Provide an environment for the social, economic and psychological well-being of all citizens.
- 6.1.9 Develop and support public/private partnerships to achieve key economic and community goals.
- 6.1.10 To address community and business needs through the provision of community, cultural and civic facilities.

GOAL 6.2:

To be an educated and talented work force diverse in skills and responsive to a dynamic economic environment.

OBJECTIVES:

- o Assist the Sierra Sands Unified School District (SSUSD) to develop community and company-sponsored programs to repair and upgrade school facilities, resulting in positive educational facilities.
- o Assist in securing State legislative support for plant improvement of Sierra Sands Unified School District and Cerro Coso Community College such as new campuses and a performing arts center.
- o Organize meetings of community leaders to facilitate the development of Business and Technology Development centers.
- o Expand the educational and training resources of the community and upgrade education and educational facilities at every level.
- o Identify the employee needs of local industries & businesses in coordination with Cerro Coso Community College, Sierra Sands Unified School District, and other educational institutions to develop appropriate business and technology education.

POLICIES:

- 6.2.1 Support business programs, engineering programs and technical training at Cerro Coso College.
- 6.2.2 Support the establishment of Business and Technology programs, working closely with NAWS.
- 6.2.3 Support the establishment of "satellite" universities in the community.
- 6.2.4 Encourage industry and major employers to participate in job training and education programs.
- 6.2.5 Provide support for the NAWS/Cerro Coso Training and Placement Programs.
- 6.6.6 Facilitate the coordinated training and placement services to benefit NAWS and similar employers.

GOAL 6.3:

Revitalize older/blighted commercial and industrial areas of the City.

OBJECTIVES:

- o Design and implement the redevelopment of Balsam Street, Ridgecrest Boulevard and adjacent areas. Work with the private sector and/or provide incentives for small property owners to redevelop blighted areas.
- o Design and implement the development and redevelopment of blighted industrial and service commercial areas.
- o Increase investment in the City's commercial and industrial areas by improving support infrastructure and appearance along major service corridors.
- o To remedy, remove, and prevent physical blight and economic obsolescence.
- o To provide for the expansion, renovation, relocation of businesses within the Redevelopment project area to enhance their economic viability.
- o Provide opportunities for commercial uses and other activities that would compliment existing downtown and community resources.
- o Provide for a variety of public improvements that would define and improve the downtown environment for residents, merchants, customers, and visitors.

POLICIES:

- 6.3.1 Establish an ongoing program of physical and service improvements in the industrial and business districts of the community.
- 6.3.2 Revitalize the Downtown area as a regional shopping, business, cultural and entertainment center
- 6.3.3 Make available facade renovation financial incentives such as low interest revolving loans.
- 6.3.4 Develop and Maintain an Economic Land Use Inventory that includes developed and vacant lands and buildings.
- 6.3.5 Protect and promote sound development and redevelopment of blighted areas.
- 6.3.6 Plan, finance and acquire land to redevelop blighted areas.
- 6.3.7 Build public improvements to rehabilitate blighted areas.

6.3.8 Master and Capital Plan Infrastructure.

GOAL 6.4:

Develop Ridgecrest as a regional center for shopping, business services and a variety of recreational experiences.

OBJECTIVES:

- o Provide a master plan that encourages and provides systematic, balanced development by identifying retail, business, and recreational needs on a regional basis.

POLICIES:

- 6.4.1 Proactively foster and develop services and industries that broaden opportunity in the Indian Wells Valley.
- 6.4.2 Provide incentives for balanced development.
- 6.4.3 Benefit the public interest through efficient land use planning, market analysis, information dissemination.

GOAL 6.5:

Become a world-class source for innovative, high-quality specialty research & development, technology, and manufacturing.

OBJECTIVES:

- o Research the availability of manufacturing, financial, educational and civic and governmental incentives and utilize those incentives to successfully attract industry.
- o Develop business and technology (industrial) parks and provide incentives for relocation of non-local businesses.
- o Investigate, identify and recruit technological development and manufacturing companies.
- o Investigate and develop the types of incentives the City, through the Ridgecrest Redevelopment Agency, can provide to attract businesses that in turn provide profitable return to the community in taxes, wages, employment, sales and tangibles.
- o Foster the establishment of new specialty research and development and manufacturing companies.

- o Encourage innovative enterprises and opportunities such as research and technology incubators, network nodes, and information and communication technology.
- o Establish a public/private clearing house(s) for high-technology, home based employment.

POLICIES:

- 6.5.1 Encourage a training program with new and existing businesses for labor market development.
- 6.5.2 Involve local educational institutions and Kern County's PIC (Private Industries Council) in work force training.
- 6.5.3 Obtain CDBG (Community Development Block Grant) Funds for the establishment of new businesses
- 6.5.4 Explore and obtain Federal and State Incentives, Small Business Administration, Housing and Community Development Block Grants, Economic Development Agency grants, Rural Economic Development Improvement Funds, Business and Technology Development Bonds, and other financial mechanisms, as a means to fund business and technology development.
- 6.5.5 Encourage development that meet acceptable and specific environmental standards and performance levels that will broaden the tax base and increase employment opportunities.
- 6.5.6 Prepare Concept Plans, Target Market Studies, and Feasibility Studies to facilitate investment in Business and Technology (Industrial) Parks.

GOAL 6.6:

Retain, expand, and develop existing industry and business.

OBJECTIVES:

- o Promote the expansion and development of Department of Defense missions at the China Lake Naval Station as an integrated and important component of the City's Economic Development program.
- o Organize development plans to facilitate the growth of business and contractor support to NAWS and other major employers, and aid in the expansion of existing companies within the community.
- o Identify and promote marketable products and services necessary to the community.

- o Develop planned Business and Technology (Industrial) Parks to provide locations for expanding and relocating Industries.
- o Foster development of technology transfer and dual technology industries.

POLICIES:

- 6.6.1 Support a business environment that provides a reasonable return on free enterprise investment.
- 6.6.2 Promote Industrial Development as necessary to a sound community economy.
- 6.6.3 Provide opportunity for linkages of those businesses and activities that require it, whether they are linked by service, process or product.
- 6.6.4 Provide planned focal points for multi-modal communications and transportation facilities for goods, information, services, and people.

GOAL 6.7:

Become a premier resort and conference, residential and retirement community, rich with the amenities of living and leisure.

OBJECTIVES:

- o Become a recognized gateway and destination for naturalists, cultural and sports enthusiasts.
- o Become a center for regional and State-wide conferences and meetings through recruitment of conventions and business meetings.
- o Encourage and support community and specialty events that draw visitors to the area.
- o Encourage and support events and attractions occurring in the community.
- o Encourage the retirement industry by developing support and amenities.
- o Encourage and support publicity of Ridgecrest as a tourism and retirement locality.
- o Develop an easily updated hospitality handbook, descriptive of the benefits and opportunities in Ridgecrest, comprising both general and detailed information.
- o Establish "Blue Ribbon" recruitment and lobbying group(s) to facilitate new development and serve as authoritative hospitality welcoming group(s) for prospective businesses considering locating or expanding in Ridgecrest.

- o Promote development of recreational resort and residential amenities such as golf course(s) utilizing state of art conservation techniques.
- o Promote a hospitality industry by development of attractions and facilities.
- o Explore and promote public facility and recreational related opportunities.
- o Foster the development of the Maturango Museum, Ridgecrest Performing Arts Center and other cultural amenities that serve as attractions for residents and visitors.
- o Foster the development of Ridgecrest as a center for the film industry in the Mojave Desert and Eastern Sierras.
- o Expand medical care, congregate care, and geriatric care and other senior citizen retirement serving facilities.

POLICIES:

- 6.7.1 Foster a region wide network to develop tourism.
- 6.7.2 Provide mechanisms for the development of conventions and meetings utilizing local facilities.
- 6.7.3 Promote the development of leisure facilities such as performing arts/cultural centers and golf courses to attract resort and recreational users and provide amenities for the residential public.
- 6.7.4 Promote Ridgecrest public relations through the Convention and Visitors Bureau and Chamber of Commerce.
- 6.7.5 Foster tourism, entertainment, and hospitality as elements of economic growth with emphasis on natural and scenic resources.
- 6.7.6 Support the provision of Senior Citizens Services.

GOAL 6.8:

Develop an effective local government that is responsive to the identified public service needs of the community.

OBJECTIVES:

- o Create positive public relations.

- o Establish effective two-way communications with the public to improve the public's image of city government.
- o Provide efficient and effective service, focusing on positive results.
- o Ensure that local government revenues are adequate to support needed services
- o Work to create a forward thinking and responsive government.
- o Identify vital issues and provide ample opportunity for public involvement in developing policies.
- o Establish and institute policies and procedures for effectively serving the public.
- o Establish guidelines and approaches to facilitate an efficient development process.
- o Benefit the public interest through efficient land planning and growth management.
- o Ensure compatible operation of land uses and business activities essential to the community.
- o Assist the community by attracting new employment opportunities.
- o Expand the fiscal capacity and tax base of the city by encouraging investment in new industries and the expansion of existing ones.
- o Contribute to the community appearance and respect by enhancing the natural and man made environments.
- o Serve as a facilitator in the development of enterprise zones.
- o Serve as a facilitator in obtaining federal and state grant and loan programs that benefit the community.

POLICIES:

- 6.8.1 Determine Community Needs and develop programs to meet them.
- 6.8.2 Develop strong public relations and information programs for the citizens of Ridgecrest.
- 6.8.3 Commit to and provide excellent customer service.
- 6.8.4 Clearly define City official and employee roles.
- 6.8.5 Establish and administer consistent and equitable public policies and guidelines.

6.8.6 Develop strong cooperative relationships and partnerships with the private sector.

6.8.7 Establish cooperative economic development programs with other public sector entities.

6.8.8 Establish sound and cost effective infrastructure.

GOAL 6.9:

Maximize community participation in community policy decisions.

OBJECTIVES:

- o Establish subcommittees and recruit committee members as necessary to maximize public participation.
- o Involve other governmental agencies, institutions, and public and community organizations in policy development.
- o Develop a community service spirit and ethic in the Valley.
- o Develop a progressive community oriented atmosphere.
- o Increase pride in the city and community institutions.

POLICIES:

- 6.9.1 Coordinate planning, development and implementation of community goals and objectives with other public and quasi-public organizations.
- 6.9.2 Develop outreach program(s) to all facets of the community to facilitate involvement in City policy.
- 6.9.3 To encourage the cooperation and participation of residents, business persons, public agencies and community organizations in the development and redevelopment process and activities.
- 6.9.4 Recognize individuals and organizations that serve and further prosperity in the community.

GOAL 6.10:

Maximize the use and maintain the status of the Mojave Desert as an open multi-use environment.

OBJECTIVES:

- o Work with the Bureau of Land Management and other resource management agencies to continue and expand use of the Mojave Desert and the Indian Wells Valley as open access mixed use environments supporting urbanization, recreation, mining, grazing, agriculture, military test and training, scientific research and development, and scenic resource and species protection.
- o Maintain current status as a multi-use environment.

POLICIES:

- 6.10.1 Support comprehensive and coordinated land use management plans that maximize continued multiple uses of the Mojave Desert.
- 6.10.2 Support the recognition by governmental agencies of the Indian Wells Valley as an area set aside for human development and urbanization.
- 6.10.3 Support the recognition of the Mojave Desert as vital to the Federal Government and the City's interest as a Military and Federal Scientific Research, Development, Training and Testing Reservation.
- 6.10.4 Support the promotion and protection of desert dependant industries such as mining, tourism, and recreation.

IMPLEMENTATION PROGRAM

The following programs will be pursued by the City as part of an overall program to encourage economic growth that is compatible with local environmental conditions and community standards.

The Economic Development Element is an attempt to set down a strategy for a vigorous economic future that meets the needs of all its citizens. The implementation measures provide actions to improve the commercial, industrial and business health of the area through a more diversified and balanced community, while strengthening the traditional economic and social anchor that NAWS represents.

Measures are also outlined that provide for a program of local government, professional development, and customer service. The consensus of the groups working on the revisions of the general plan for Ridgecrest was the need to view the City government as a leader for positive change in the community and a coordinator of efforts to enable Ridgecrest to remain a vital, vibrant city with a proactive approach to problem solving.

The potential leaders of the community should find easy access to the system. Citizen input should find a forum within the participating system. Government, through the implementation of programs specified in the General Plan, should meet the needs of the community.

The adopted goals, objectives and policies in this element are achieved through its implementation programs. The programs identify various actions that are to be implemented by the private sector and by specific public organizations. While the private sector, Chamber of Commerce, Convention and Visitors Bureau, etc. are expected to lead the process, the City and/or Ridgecrest Redevelopment Agency (RRA) are involved in almost every facet of implementation of the Economic Development Element. Coordination of objectives and cooperation in implementation will be the key to the success of this economic plan.

IMPLEMENTATION MEASURES

GENERAL:

1. City shall appoint economic development representatives to act as liaisons between the City and organizations such as the Chamber of Commerce and the Board of Realtors.
2. Establish public relations policies and procedures to develop positive information exchange and foster community pride.
3. Publish a valley-wide economic newsletter and utilize the media for public communications.
4. Contact and involve community groups not usually represented on committees, such as churches, Cerro Coso Community College and service organizations.
5. Strengthen the Chamber of Commerce and Convention and Visitors Bureau and foster Ridgecrest image, attitude and sense of ownership.
6. Work with the RRA to achieve industrial objectives and provide a set of sophisticated economic incentives essential to business success such as revolving loan funds, subsidized lease rates, permitting and approval assistance, centralized information, labor training, and assistance in finance.
7. Develop leading economic indicators for Ridgecrest.
8. Form marketing outreach committee(s) that can present business opportunity information, Ridgecrest opportunities and hospitality programs.
9. Develop city profiles and promotional packages.
10. Form a special support group that tracks the NAWS consolidation and lobbies Department of Defense and Congress on behalf of the Indian Wells Valley.
11. Utilize market studies to encourage new industries in the community.
12. Identify and anticipate the future development needs of the community.
13. Support the development of a business incubator(s).
14. Institute annual reviews to evaluate the effectiveness of existing programs and amend and add new programs as necessary.
15. Coordinate planning and development efforts with other governmental agencies such as Kern County, Indian Wells Valley Water District, East Kern County Resource Conservation

District, Inyokern Airport District, China Lake Naval Station, Bureau of Land Management, California Department of Transportation, Cerro Coso Community College, Sierra Sands Unified School District, Maturango Museum, Chamber of Commerce, Board of Realtors and other public and quasi public organizations.

16. Work with local financial institutions to promote investment in economic development programs

GOVERNMENTAL:

17. Establish an ongoing Economic Development Process
18. Support the efforts of Cerro Coso College and the Sierra Sands Unified School District for State funding.
19. Cooperate with efforts of the Chamber of Commerce and Board of Realtors to represent and expand the role of the community at the State Capitol.
20. Develop communications between NAWS and the City and establish periodic meetings.
21. Establish a one-stop streamlined permit process.
22. Create and consistently apply written standards to all applications and permits.
23. Institute programs that increase local competitiveness.
24. Utilize Development Agreements and infrastructure assistance programs to facilitate business start up and expansion.
25. Provide for the flow of economic and business information.
26. Continue strategic planning efforts on an annual basis to evaluate and identify new programs.
27. Promote and support successful programs that benefit employment, commerce and industry in the Indian Wells Valley.
28. Implement a fiscal impact/benefit analysis program in planning and development review.
29. Evaluate the economic benefit of assistance to development by examining a combination of the following: expanding the tax base; job retention, creation, and expansion; low/no cost public investment; sales and bed tax; provision of infrastructure.

30. Work Cooperatively with and lobby on behalf of NAWS to maximize City and Naval mission benefits from activities such as base consolidations, technology transfer and other economic opportunities.
31. Develop an Economic Development strategic plan and mission statement for the City and the RRA.
32. Define the City/Chamber, City/Convention and Visitors Bureau Economic Development leadership and support roles.
33. Utilize the Bureau of Land Management's Land Tenure Adjustment Program to foster Economic Development.
34. Conduct community economic development surveys.

INDUSTRIAL:

35. Develop opportunities for Business & Technology/Research Park sites.
36. Obtain CDBG (Community Development Block Grant) Funds for the establishment of job creating businesses.
37. Explore Small Business Administration, Economic Development Administration loans & grants as a means to fund business and technological (industrial) parks.
38. Utilize Federal and State Economic Agencies to provide low interest loans for infrastructure, land, building facilities supporting businesses that will augment local employment.
39. Utilize "non-degradation" criteria for evaluating industry.
40. Utilize CDBG and SBA funds and other financial incentives for expansion and development programs.
41. Perform industrial market feasibility studies.
42. Adopt a Business and Technology Park design and development plan as guided by market and feasibility studies.
43. Develop an industrial company attraction and incentives package.
44. Develop Industrial/Business/Technology Park development criteria and zoning classification.
45. Foster telecommunications.

46. Foster emerging technologies.
47. Identify environmental and waste management opportunities.

COMMERCIAL:

48. Adopt and implement the Balsam Street Specific Plan.
49. Adopt and implement the Ridgecrest Boulevard Specific Plan.
50. Perform commercial market feasibility studies.
51. Investigate and implement a Downtown Facade Loan Program and Streetscape beautification Program.
52. Implement the programs in the Downtown Revitalization Plan.
53. Implement commercial information assistance programs.
54. Foster and provide guidelines for commercial infrastructure assistance.
55. Work with the Chamber of Commerce to conduct major retail promotions to strengthen the retail market.
56. Cooperate with the Chamber of Commerce to foster existing and new companies.
57. Promote the reutilization of land and buildings in order to eliminate commercial vacancies and continue infill.
58. Emphasize local services and "buy in Ridgecrest" Programs such as "its right in Ridgecrest."
59. Foster and provide guidelines for emerging home office/cottage businesses.
60. Promote the Indian Wells Valley and surrounding areas as a center and location for the film industry.

RESORT/RESIDENTIAL:

61. Institute retirement industry programs.
62. Initiate tourism studies through the Convention & Visitors Bureau.

63. Facilitate the development of a "Performing Arts Center" by the Cerro Coso Community College.
64. Encourage the expansion of the Maturango Museum.
65. Annually review and identify opportunities for community amenities that offer superior resident and visitor serving potential such as Performing Arts Center, golf course, and others.
66. Support the expansion of medical, congregate and geriatric care facilities.
67. Foster the development of daycare facilities.
68. Support Senior Citizens Housing Communities and Planned Developments.

EMPLOYMENT:

69. Foster employee development program.
70. Research and assess interest in specified trades. Compare data on other cities the same size. Use the Land Use Survey, and Chamber of Commerce data to determine what services need to be provided.
71. Identify and foster developments that will increase and diversify employment opportunities in the Indian Wells Valley.
72. Coordinate a training program using Jobs Training Program Act money for labor market development.
73. Coordinate PIC (Private Industries Council) monies available from Kern County for the training of a work force.
74. Evaluate labor force skills to define what type of jobs need to be created.
75. Perform labor employment studies.

CHAPTER 7

NOISE

INTRODUCTION

The State of California has mandated that all cities prepare as part of their General Plan, a Noise Element, which will provide a basis for development of comprehensive programs to control and abate environmental noise created within and adjacent to the community. The Noise Element of the Ridgecrest General Plan deals with identifying existing environmental noise problems and potential noise problems. Plans for the elimination and/or mitigation of these problems through the General Plan process are also presented.

BACKGROUND

ISSUES AND PROBLEMS

1. Highways, aircraft, and off-road vehicles are the major causes of noise in Ridgecrest.
2. The City has not implemented any specific plans to deal with environmental noise.
3. Older housing and buildings lack insulation to protect from noise intrusion.
4. Past land planning has zoned residential areas adjacent to major streets without adequate consideration given to control of noise impacts.
5. Vacant land adjacent to residential areas are used for operation of off-road vehicles (motorcycles).
6. High speed, low altitude approach, departure, and test operations of jet aircraft supporting the Naval Air Weapons Station within aircraft corridors result in significant noise impacts within the community and outlying areas.
7. Methods used to characterize and measure noise are not necessarily the same as those used to identify human perception of noise.

OPPORTUNITIES

1. Control existing and anticipated noise levels within residential areas.
2. Development of local standards for limiting vehicular noise.

3. Development of land use noise compatibility standards.
4. Reduction of noise from traffic in residential areas.
5. Development and enforcement of restrictions of off-road vehicle use within the city limits.
6. Adoption of the recognized noise compatibility standards for areas impacted by aircraft operations as delineated by AICUZ.
7. Implementation of a City ordinance to control noise emissions.
8. Insulation of houses and buildings in areas affected by noise emissions in excess of locally acceptable level.

GOALS, OBJECTIVES AND POLICIES

GOAL 7.1:

Maintain a desirable quality of life and protect citizen's health and welfare by reducing noise sources within the community and lessening the effects of noise sources which cannot be avoided.

OBJECTIVES:

- o Develop and adopt a municipal noise ordinance.
- o Provide one or more areas for noisy outdoor recreational activities which are sufficiently buffered from noise sensitive land uses.
- o Discourage further residential development within the 60 dBA and higher noise contours along Highway 178 and other arterials unless adequate noise insulation and buffering is provided.
- o Support establishment of a public education program on the effects of noise and methods for public involvement in solving local noise problems.

POLICIES:

- 7.1.1 Develop and enforce a comprehensive noise ordinance seeking to ensure noise compatible land uses and to reduce noise levels at their source.
- 7.1.2 Stress compliance with established City noise standards as a primary consideration in the siting, design and construction of new development in the city.
- 7.1.3 Encourage efforts to provide facilities for legitimate operation of noisy recreational vehicles which are sufficiently isolated or buffered from residential and other noise sensitive land uses.
- 7.1.4 Promote public awareness of the effects of noise and public involvement in solving local noise problems.
- 7.1.5 Develop and encourage the use of circulation systems which do not produce high noise levels, including bicycle and pedestrian systems.
- 7.1.6 Discourage the operation of commercial vehicles over 10,000 GVW on streets not designated as truck routes, except for the purpose of pick-up or delivery.

GOAL 7.2:

Support efforts to establish compatible land use within areas impacted by military aircraft operations.

OBJECTIVES:

- o Work with the NAWS and Kern County to maintain a low density land use pattern in areas impacted by noise from military aircraft operations.

POLICIES:

- 7.2.1 Actively encourage compliance with Air Installation Compatible Use Zone (AICUZ) land use objectives within the Indian Wells Valley with the provision that Federal implementation procedures and policies be periodically re-evaluated.
- 7.2.2 Discourage growth inducing capital improvements within areas impacted by military aircraft operations.

IMPLEMENTATION PROGRAM

NOISE CONTOUR FIGURES - 1995

Estimated noise contours in 1995 along Highway 178 is illustrated in Figure 7-1. These contours serve as guidelines for determining land use compatibility within areas of the city affected by traffic generated noise. As traffic volumes along other major streets increase, noise contours for those streets will need to be developed and included within the 1995 figure.

AICUZ

The AICUZ Map, Figure 7-2, illustrates portions of the study area impacted by noise generated from routine military aircraft operations associated with Armitage Field and NAWS Test Ranges. The 65 dBA noise contour delimits the AICUZ. Land use within this zone will be guided by the recognized adopted noise compatibility standards.

POPULATION EXPOSURE TO NOISE

Based upon the Noise Contour Figures, the AICUZ Figure 7-2, population projections and land use patterns contained in the Land Use Element, estimates have been prepared of the resident population exposed to noise levels from 60 DBA to 65 dBA and in excess of 65 dBA for 1980 and 1995. These estimates are presented in the table below and should be considered in future planning to reduce exposure of local residents to excessive noise.

TABLE 7-1

POPULATION EXPOSURE TO NOISE 1980 - 1995

Noise Level (dBA)	<u>Estimated Exposed Population</u>	
	1980	1995
60 to 65	8,400	9,800
Above 65	3,200	4,000

STANDARDS:

Land Use Compatibility

The suitability of different land uses for development within areas affected by traffic related noise and/or aircraft operations (AICUZ) shall be guided by the following standards.

INSULATION AND NOISE EMISSIONS

BOTH

- o Residential development within 60 dBA and higher noise zones should be evaluated for proper noise insulation as determined by City ordinance.

AICUZ

- o Land uses proposed for the AICUZ zone which are not consistent with recommended compatible land uses shall be required to undergo study and comment from NAWS and other authorities and obtain a special permit as determined by City ordinance.

VEHICULAR

- o On- and off-road vehicles shall be maintained such that they will not emit a noise level greater than that produced by their original equipment.
- o The operation of commercial vehicles over 10,000 GVW on streets not designated as truck routes, except for the purpose of pick-up or delivery, is prohibited.

IMPLEMENTATION MEASURES

The following actions are part of the City's overall program to achieve the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Discourage incompatible land uses in areas impacted by noise along transportation routes that lie within 60 dBA noise contours, unless adequate noise insulation and buffering is provided.
2. Develop a plan for circulation on local streets which would minimize noise levels from traffic in residential areas.
3. Monitor off-road vehicle activity and prohibit such operation in the city, if warranted.
4. Develop a system of bicycle paths, pedestrian walkways and public transit to reduce noise from transportation.
5. Develop a municipal noise ordinance.
6. Encourage efforts to establish an area and/or facility for operation of off-road motorcycles and related noisy recreational vehicles.

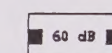
7. Assess the need for monitoring of traffic noise and developing noise contours for heavily traveled streets.
8. Evaluate new noise information and regulations as it becomes available, and continually update the noise program, figures, and regulations.

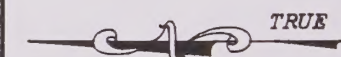
RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

VEHICULAR NOISE CONTOURS 1995

LEGEND

-  City Limits
-  County Boundary
-  CNEL Contours



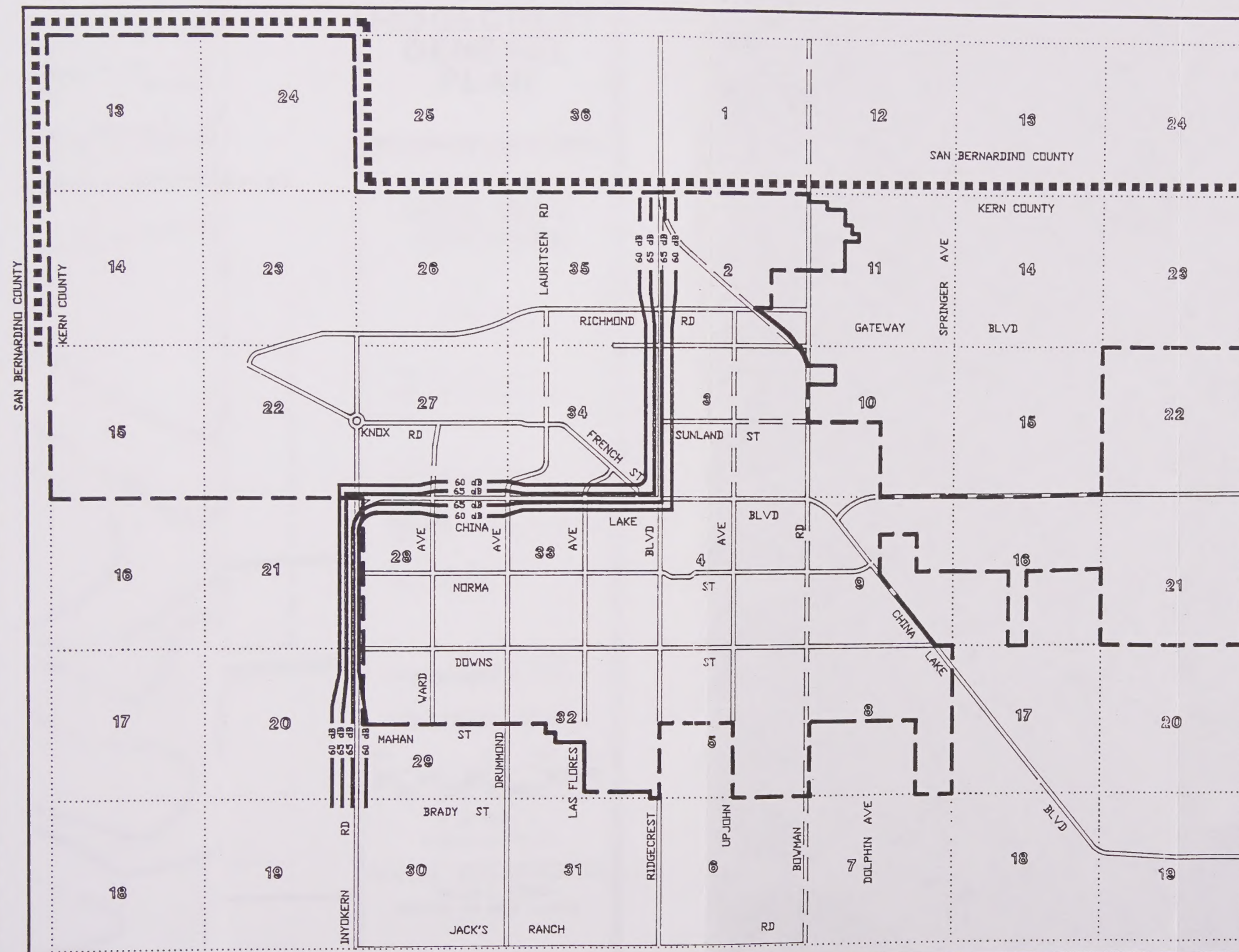
GRAPHIC SCALE



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLIAM J. BURKE
DRAFTED BY RICH LARSON

Figure 7-1



RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

AICUZ NOISE CONTOURS

LEGEND

- City Limits
- ■ ■ ■ County Boundary

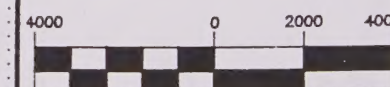
60 dB CNEL Contours

AICUZ Boundary

AICUZ Zone



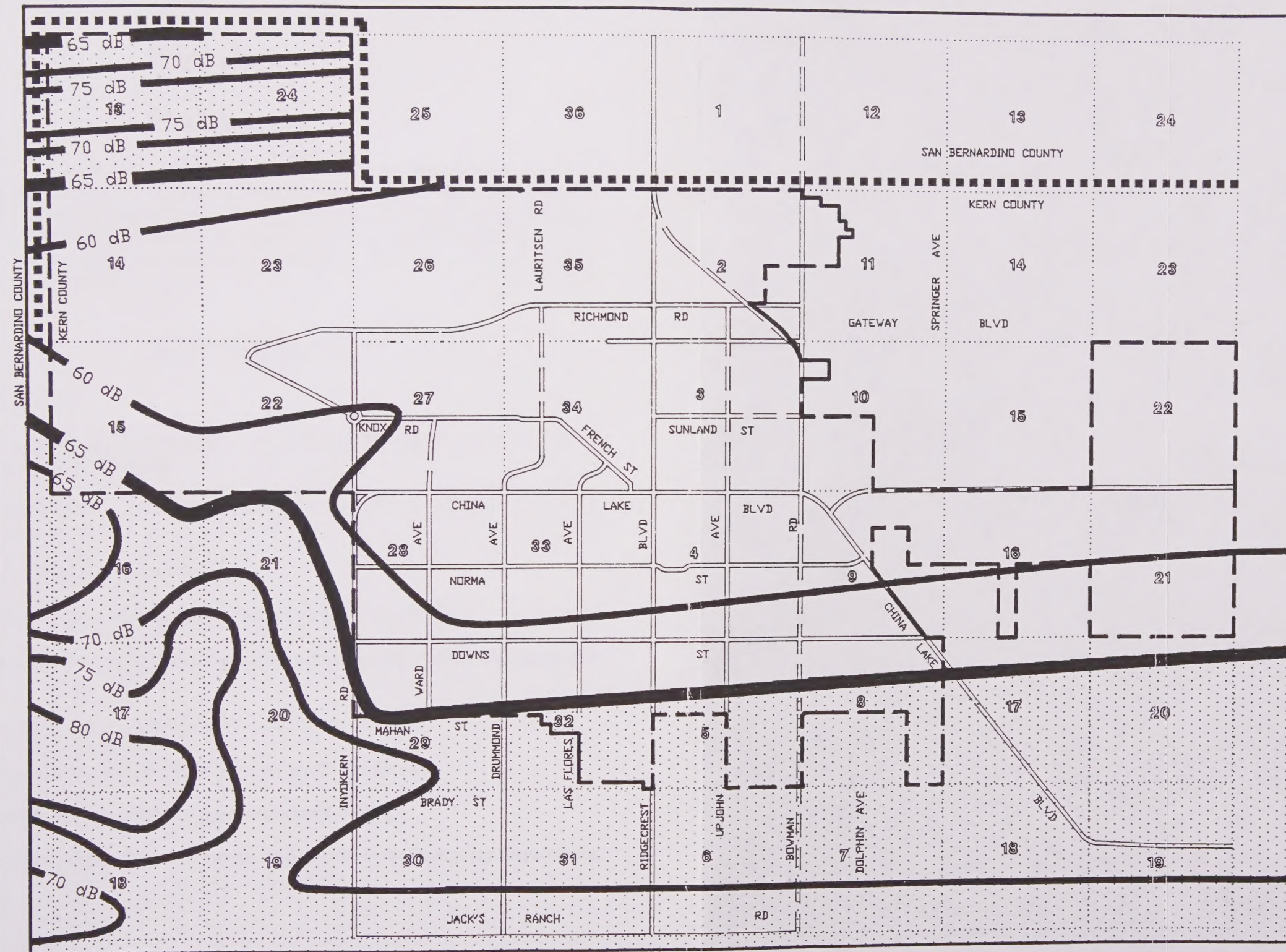
GRAPHIC SCALE



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLIAM J. BURKE
DRAFTED BY RICH LARSON

Figure 7-2



OPPORTUNITIES

1. Continue participation in the Federal Insurance Administration (FIA) flood protection program.
2. Development of flood hazard and/or open space zoning.
3. Construction of drainage and flood control improvements in conformance with the Master Drainage Plan.
4. Improvement and expansion of fire protection facilities.
5. Regulation of land use within aircraft operations hazard areas.
6. Citizen enthusiasm for involvement in crime prevention.

GOALS, OBJECTIVES AND POLICIES

GOAL 8.1:

Avoid risk to life, property and the well-being of City residents from natural or man-caused hazards including flooding, fire, aircraft operations and crime.

OBJECTIVES:

- o Reduce the incidence of crimes against persons and property as measured on a per capita basis.
- o Coordinate implementation of the Drainage Master Plan with development, street improvements and basin recharge.
- o Reduce the incidence of structural fire as measured by value of property damage.
- o Implement recommendations of the Air Installation Compatibility Use Zone (AICUZ) program regarding public safety.

POLICIES:

Flooding

- 8.1.1 Protect natural drainage ways in the study area from loss or encroachment to urban uses.

- 8.1.2 Develop a comprehensive city-wide flood control system with adequate design capacity for 50-year storm conditions at a minimum and 100-year storm capacity where feasible.
- 8.1.3 Aggressively pursue the completion of curbs, gutters and sidewalks throughout the city.
- 8.1.4 Assess the long-term feasibility of developing 100-year storm improvements to the south and west of Ridgecrest.
- 8.1.5 Pursue multiple use of flood control features for recreational and open space uses, where feasible.
- 8.1.6 Prepare and adopt a comprehensive flood plain management program to regulate development and land use within the 100-year flood plain.

Fire Protection

- 8.1.7 Coordinate with the Kern County Fire Department in considering the adequacy of available fire protection service in assessing proposed development.
- 8.1.8 Support County Fire Department efforts to reduce fire hazards through public education.
- 8.1.9 Coordinate with the Kern County Fire Department in assessing on an annual basis the adequacy of available fire protection services (fire station, equipment, fire hydrants, roadways, building inspection) and recommend a strategy for achieving needed improvements to the responsible agencies.
- 8.1.10 Seek a more concentrated pattern of urban development to reduce the need for fire protection beyond the distance associated with a five minute response from the existing fire station.
- 8.1.11 Minimize fire and emergency response time through improvements to the traffic circulation system and expansion of the level of fire protection.
- 8.1.12 Support Water District efforts to upgrade water mains to provide adequate fire flows in all parts of the City.

Aircraft Operations

- 8.1.13 Support NAWS efforts to achieve compatible land uses within the "Accident Potential Zone" and "NAWS Drop Potential Zone" identified within the AICUZ program.

Public Protection

- 8.1.14 Establish programs which promote citizen involvement and neighborhood support in the prevention of crime and the identification and apprehension of offenders.
- 8.1.15 Promote awareness among City residents of measures they can take at home to reduce the potential for crimes against person and property.
- 8.1.16 Involve the Police Department in review of development plans for safety and prevention of crime.
- 8.1.17 Continually explore means, including land use planning, of improving operational methods, reducing response time and achieving the most effective and efficient use of law enforcement resources.
- 8.1.18 Encourage efforts to educate the community about the bicycle circulation system and about safety, courtesy and motor vehicle code regulations pertinent to its use.
- 8.1.19 Develop a program to construct sidewalks to encourage pedestrian safety throughout the community.

IMPLEMENTATION PROGRAM

AIRCRAFT AND FLOOD HAZARD FIGURE

Figure 8-1 indicates potential flood and aircraft hazard zones. Two types of flood prone areas are shown on the figure. The 100-year flood plain covers the area generally susceptible to sheet flows which rarely exceed one foot in depth and typically are slow moving. The special flood hazard areas in the city are areas subject to floods of greater depth and/or velocity. Development is conditionally allowed within these areas.

Two types of aircraft safety hazard zones are indicated on Figure 8-1, the APZ II zone and DPZ zone. The APZ II zone, Accident Potential Zone, indicates an area potentially subject to military aircraft accidents. The DPZ boundary, Drop Potential Zone, identifies an area susceptible to accidental weapon or missile drops. Development within these zones should be guided by nationally recognized standards for areas affected by these hazards. These areas are delineated in Exhibit IV-6 of the AICUZ (Dec 1977), "Land Use Objectives Matrix, NAWS China Lake Hazard Zones".

STANDARDS:

The following standards for community safety are intended as guidelines for delivery of safety related services and evaluating the provisions for public safety of development proposals.

Flooding

- o Development within the 100-year flood plain should comply with standards established by City ordinance and the Federal Insurance Administration (FIA) flood insurance program.

Fire Protection

- o Strive to achieve a maximum city-wide fire alarm response time of three (3) minutes.
- o Developments shall meet fire flow standards established in the zoning ordinance that have been developed with the assistance of the Kern County Fire Prevention Division.
- o Strive to achieve and, if possible, reduce the Insurance Services Office (ISO) rating of 4 in cooperation with the Kern County Fire Department.

Aircraft Operations

- o Residential uses within the DPZ and APZ II zones shall not exceed 1-2 single family dwelling units per acre.
- o All land uses within the DPZ and APZ II zones shall not result in concentrations of population in excess of 25 persons per acre.

Public Protection

- o Ensure that the level of sworn police officers per 1,000 population is not less than 1.5.
- o Target an average response time of five (5) minutes to calls for assistance.

IMPLEMENTATION MEASURES

The following actions are part of the City's overall effort to achieve the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Implement a city-wide drainage master plan.
2. Incorporate the Kern County Fire Department's Fire Safety Standards into the City's subdivision and zoning ordinances.
3. Conduct annually a fire prevention inspection program.
4. Pursue a continuous community crime prevention program.
5. Request a new ISO fire rating for the community.
6. Establish improvement districts for the installation of curbs, gutters and sidewalks.

MID-TERM 1996 - 2000

7. Modify the joint fire service agreement with NAWs for coverage of north Ridgecrest.

SEISMIC SAFETY

INTRODUCTION

The Seismic Safety portion of the Safety Element fulfills the State mandate for identifying the seismic and geologic hazards believed to exist within the city limits and its Sphere of Influence. Hazards are defined as natural conditions that can affect the health or life of any person or cause significant property damage. The Element provides a policy and program approach to minimize hazards in the future through its goals, objectives, policies and implementation measures.

BACKGROUND

ISSUES AND PROBLEMS

1. An adequate level of protection of life and property need to be determined in the event of a strong earthquake.
2. Seismic and geologic information needs to be continuously updated, particularly the extent and intensity of potential seismic activity in the area.

3. A study of older public facilities is needed to determine if they are structurally sound enough to withstand a strong earthquake (seven or above on the Richter scale).
4. Some of the ground faults crossing Indian Wells Valley may be capable of ground rupturing causing hazards that could pose a threat to the safety of residents and the integrity of infrastructure (such as utilities, highways).
5. Strong ground shaking from earthquakes on larger faults outside the city limits, such as the Garlock and Sierra Nevada faults, could be very intense and damaging to the city.
6. No detailed soil profiles are available to accurately assess the possibility of soil liquefaction in the city.
7. Ground subsidence, caused by uncontrolled groundwater withdrawal, can result in soil compaction and is an irreversible process.
8. The public needs to be more aware of the potential for damage from earthquakes.
9. Coordination of the community service groups whose efforts are best able to help in the event of a strong earthquake is needed.
10. An agreement should be reached with public agencies and utilities that the Indian Wells Valley would maintain a minimum service level in the event of a strong earthquake that effects larger population centers.
11. The Disaster Preparedness Plan should be updated on a annual basis and the plan should incorporate the use of local agencies and public service groups.
12. In the event of a strong earthquake affecting the High Desert region, an influx of people coming from other population centers is likely.

OPPORTUNITIES

1. Evaluation of liquefaction potential for all possibly susceptible developing sites (except one- and two-story wood-frame dwellings) should be prepared.
2. Development and adoption of geologic setback and reporting requirements.
3. Inspection of all public use facilities (schools, government, commercial and medical) for potentially hazardous conditions that could develop from a strong earthquake.
4. Promote programs advising residents of seismic safety preparedness and procedures for lessening the effects of a damaging earthquake.

5. Implementation of a program to research seismic activity and update existing information on a regular basis.
6. Develop areas that include traces of active or potentially active faults for parks, recreational or other open space uses.
7. Implementation of the requirements of the State of California Special Studies Zones (Alquist-Priolo Special Studies Zones Act).
8. Continuous adoption of updated Uniform Building Code (UBC) provisions regarding seismic safety.
9. Identify safety zones in the Indian Wells Valley where emergency services would be available.
10. Designate safety zones in the Disaster Preparedness Plan for the Indian Wells Valley.
11. Community priorities should be included in the Disaster Preparedness Plan, in order to facilitate a return of services to the area in an orderly and logical manner.
12. A plan should be developed by the City that deals with how to best accommodate an influx of displaced persons from earthquake stricken areas.

GOALS, OBJECTIVES AND POLICIES

GOAL 8.1:

Minimize loss of life and reduce to a minimum the loss or disruption of the flow of goods and services and destruction of property that could result from seismic and/or geologic activity.

OBJECTIVES:

- o Continue to adopt by ordinance the most recent edition of the UBC, including Chapter 70.
- o Implement an ordinance specifying requirements for detailed soils and geologic reports and fault setback requirements for development.

- o Continue to require a review of soils and geologic reports and periodic review and updating of the City's seismic/geologic safety related programs and ordinances.
- o Develop and implement a program of inspections of existing structures and their appurtenances (roof tiles, signs facades, etc.) whose potential failure during an earthquake could endanger human life, particularly structures within areas delineated as potential geologic or seismic hazards, and require appropriate corrective action.
- o Meet the requirements of the Alquist-Priolo Special Studies Zone Act in regards to geologic soils reports for identified special study areas.

POLICIES:

- 8.1.1 Based on the best available geologic information, prohibit the construction of buildings intended for human habitation on identified active or potentially active fault traces.
- 8.1.2 Require preliminary soils and geologic reports on every subdivision, unless exempted by the City Engineer, based on previous required information filed in the Public Works Department.
- 8.1.3 Require detailed geologic and soils investigations for subdivisions within areas identified as being subject to potential hazards on the Geologic and Seismic Hazard Figure 8-3. Investigations should include evaluation of liquefaction potential of land on which all structures other than one or two-story wood-frame dwellings are to be built, when such structures are to be located in areas identified as susceptible to liquefaction on the Hazard Figure 8-3.
- 8.1.4 Reduce potential hazardous conditions in commercial and public areas by requiring correction of loose roof tiles, poorly tied signs or other objects that could fall during seismic activity.
- 8.1.5 Include seismic requirements as a primary consideration in the location and design of government buildings (local, State and Federal) and critical public facilities (hospital, schools, police, fire, rest homes).
- 8.1.6 Evaluate and minimize seismic risk at existing critical public buildings and facilities, especially those impacted by seismic hazards indicated on the Hazard Figure.
- 8.1.7 Establish a detailed high priority research program, including field research where feasible, to develop more refined boundaries of areas in the city subject to seismic hazard.
- 8.1.8 Provide a continuous citywide educational program on potential seismic risks in the Indian Wells Valley and the steps residents can take to minimize the effects of an earthquake.
- 8.1.9 Continuously review and update City-adopted building and safety codes and emergency plans to reflect changes in the community related to exposure of residents to seismic hazard.

8.1.10 Minimize the crossing of active fault traces by underground service and utility lines.

8.1.11 Require that the new installation of utilities that cross active fault traces have emergency cut off valves at this location.

IMPLEMENTATION PROGRAM

SEISMIC HAZARD FIGURE

The Geologic and Seismic Hazard Figure 8-3 shows active and potentially active earthquake faults and other potential seismic or geologic hazards. A geologic investigation zone extending 200 feet on either side of a fault is also shown. Detailed soils and/or geologic reports shall be required when this zone is encountered within any portion of a proposed development.

STANDARDS:

FAULT SETBACK

- o Developers proposing a development in the vicinity of a potentially active or active fault shall be required to investigate the fault location. The need for and distance of any setback of buildings for human occupancy from the fault shall be determined by the fault investigation and approved by the City.

GEOLOGY AND SOILS REPORTS

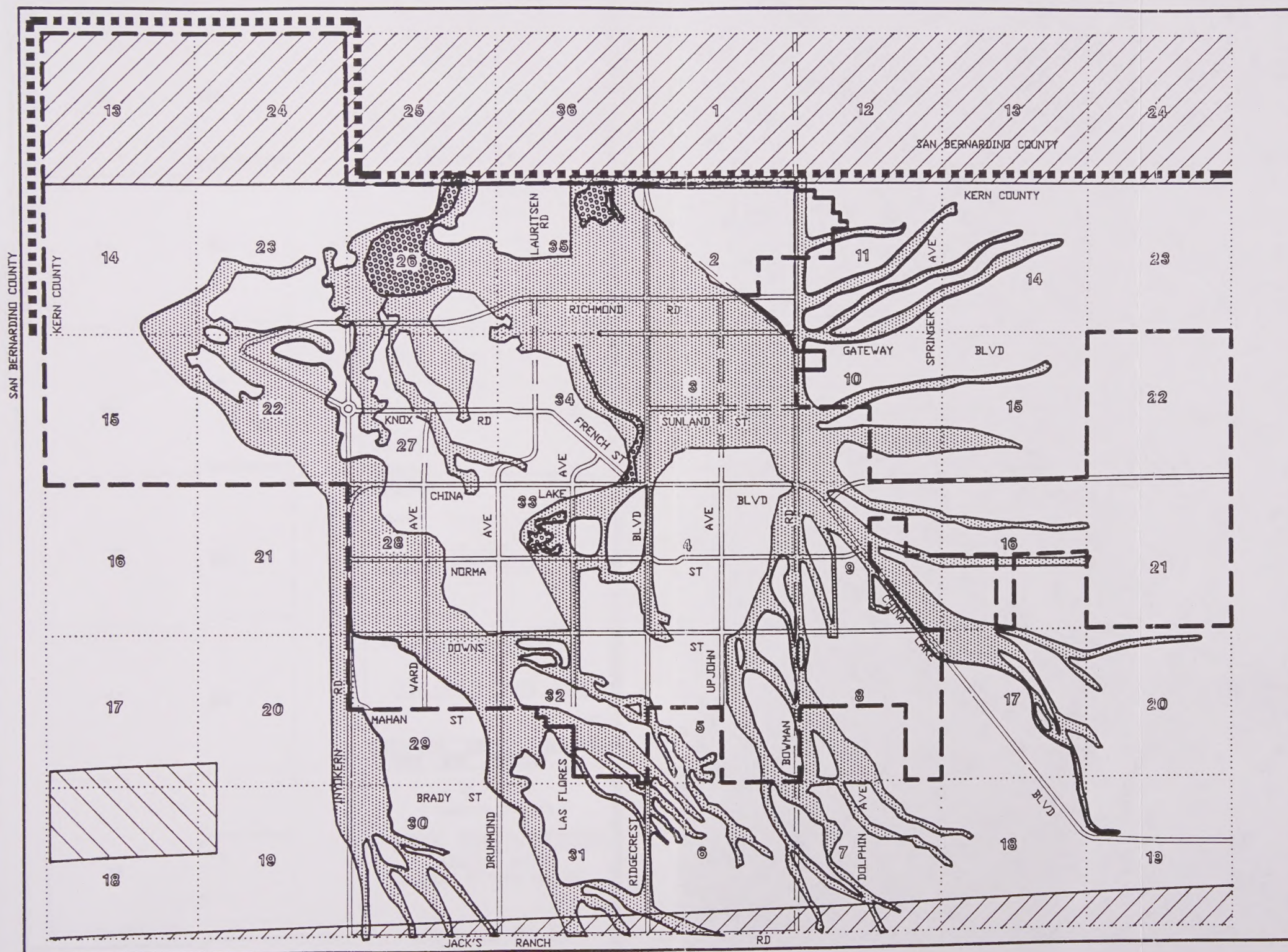
- o Preliminary soils and geologic reports prepared by registered civil engineers and engineering geologists shall be submitted for all new developments unless specifically exempt by the City, based on its knowledge of the soil and/or geologic conditions of the subject site. These reports shall satisfy the requirements for Soil Engineering and Engineering Geology Reports set forth in Chapter 70 of the UBC.
- o Detailed soils and/or geologic reports prepared by registered civil engineers and engineering geologists shall be submitted for all new developments within areas identified as subject to potential hazard on the City's Geologic and Seismic Hazard Figure. These reports shall include an evaluation of liquefaction potential in areas identified as susceptible to liquefaction hazard and an evaluation of fault rupture hazards in areas zoned as active or potentially active faults on the Geologic and Seismic Hazard Figure 8-3. Waivers for providing a soil report in this area shall be in accordance with policies and criteria established by the State Mining and Geology Board and the findings of the State Geologist.

IMPLEMENTATION MEASURES

The following are actions the City will pursue as part of an overall program to implement the goals, objectives and policies of this element.

SHORT-TERM 1991 - 1995

1. Adopt the latest Uniform Building Code including Chapter 70.
2. Encourage the participation of area residents in a Disaster Services Coalition to review and update seismic safety materials and coordinate seismic safety education programs.
3. Evaluate existing structures for adequacy and safety during an earthquake.
4. Adopt an ordinance requiring detailed soils and/or geologic reports on the potentially hazardous areas delineated on the Geologic and Seismic Hazard Figure.
5. Establish a formal review process for soils and geologic reports and a process for updating the Geologic and Seismic Hazard Figure.
6. Evaluate new seismic information as it becomes available and continually update seismic safety educational programs and seismic maps.
7. Adopt by ordinance the waiver requirements of the State Bureau of Geology for areas identified as special study areas.
8. Coordinate and practice with the Indian Wells Valley Emergency Services Committee, Naval Air Weapons Station, other local agencies, and surrounding communities a plan defining emergency procedures.
9. Adopt an ordinance requiring commercial and public buildings that have been vacant for one or more years to conform to the latest edition of Chapter 70 of the UBC.
10. Encourage the public through educational programs to keep adequate supplies of food and water on hand and to prepare and maintain an earthquake survival kit.



RIDGECREST GENERAL PLAN

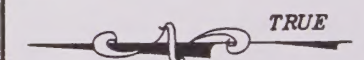
RIDGECREST, CALIFORNIA FLOODING AND AIRCRAFT HAZARD

LEGEND

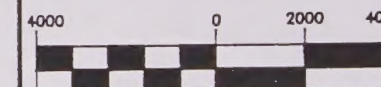
- City Limits
- County Boundary
- 100-Year Floodplain
(Flooding Depth Less Than
One Foot)
- Special Flood Hazard Area
(Flooding Depth Greater
Than One Foot)
- Accident Potential Zone
Outside NAW's Boundary
Only
- Drop Potential Zone

Note:
Consult Engineering Department For
Detailed Flood Mapping and
Construction Requirements.

Sources:
Air Installation Compatible Use
Zones Study NWC China Lake
Dec. 1977
Master Drainage Plan
Dec. 1989



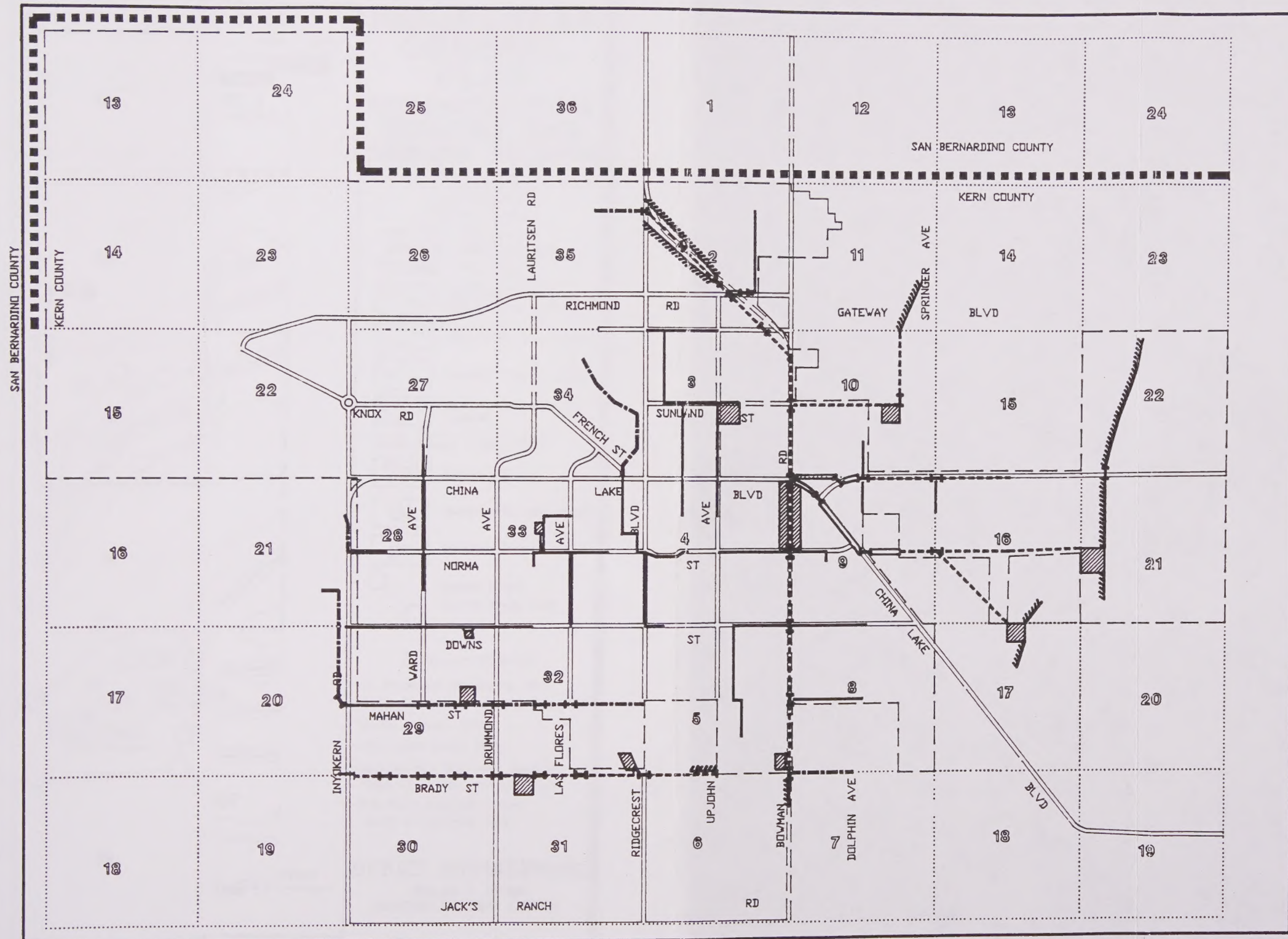
GRAPHIC SCALE



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLAM J. BURKE
DRAFTED BY RICH LARSON

Figure 8-1



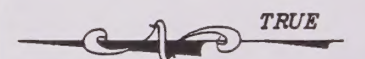
RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA

MASTER DRAINAGE PLAN

LEGEND

- Buried Conduit (Pipe/Box)
- Unlined Channel
- Rip Rap Lined Channel
- Concrete Lined Channel
- Dike/Levee
- Detention/Retention Basin
- Culvert/Bridge
- City Limits
- County Boundary



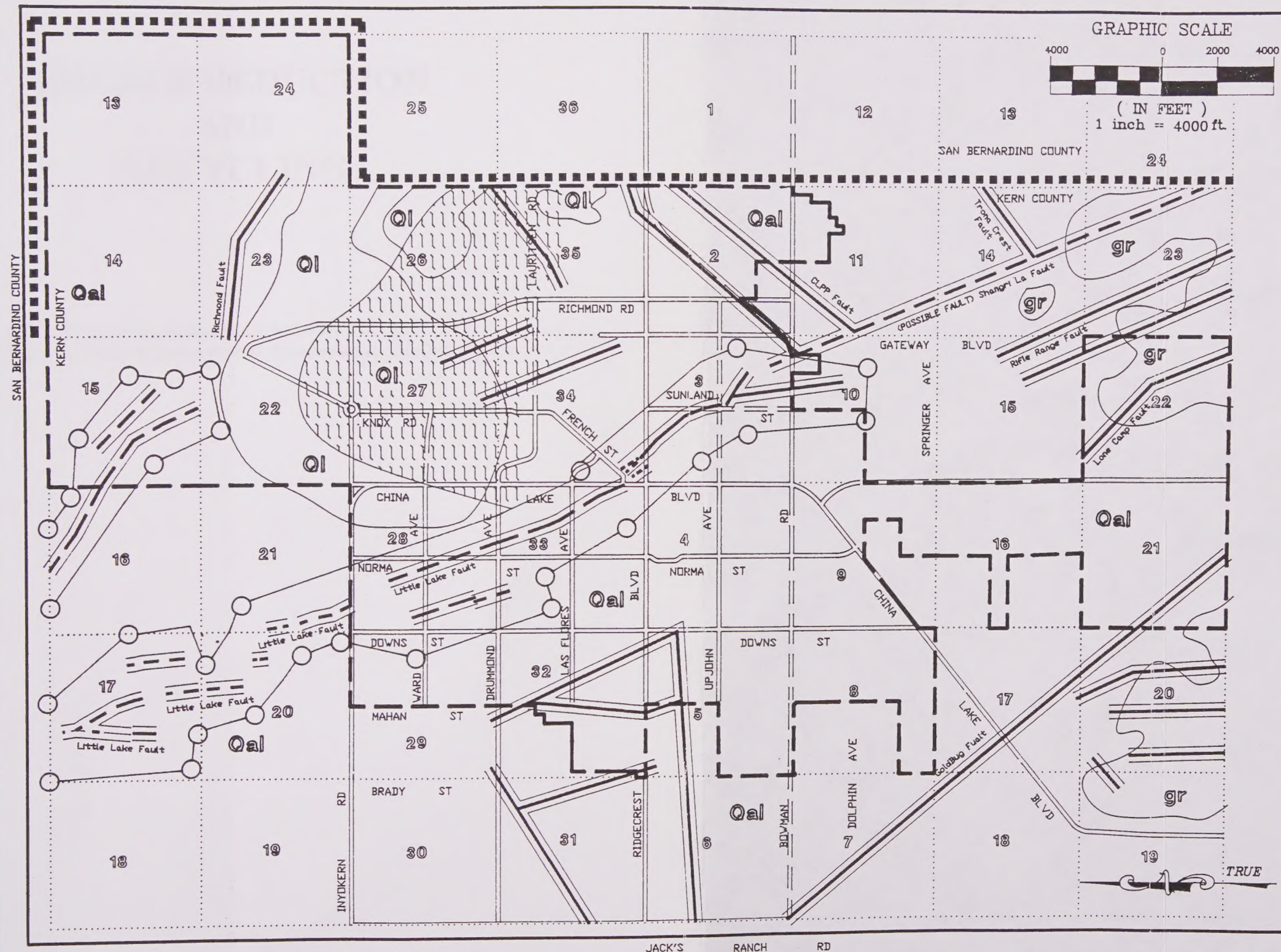
GRAPHIC SCALE



(IN FEET)
1 inch = 4000 ft.

BURKE ENGINEERING
WILLAM J. BURKE
DRAFTED BY RICH LARSON

Figure 8-2



RIDGECREST GENERAL PLAN

RIDGECREST, CALIFORNIA
GEOLOGY AND
SEISMIC HAZARD

LEGEND

- City Limits
- County Boundary
- SEISMIC FACTORS**
 - Active or Potentially Active Fault Trace (Approximate Location)
 - 200 - Foot Study Zone
 - Possible Fault Extension
 - Potential Liquefaction Hazard
- GEOLOGIC FACTORS**
 - Qal** Recent Alluvium
 - Ql** Quaternary Lake Deposit
 - gr** Mesozoic Granitic Rock
 - Alquist Priolo Special Study Zone

Sources:

- St. Amand and Roquemore, 1977
- Earth Sciences Associates, Inc., 1979.
- U.S.G.S., Warner, 1975.
- DMG, Trona Sheet, 1968.
- Updated May 1981 Using Geologic Reports on File With The City.
- DMG, Fault Rupture Hazard Zones in California, 1988

BURKE ENGINEERING

WILLIAM J. BURKE
DRAFTED BY RICH LARSON

Figure 8-3

CHAPTER 9

SOURCE REDUCTION AND RECYCLING

The City of Ridgecrest has entered into an agreement with Kern County Public Works Department to prepare this element and related environmental documentation. Project completion date is December 1, 1991.

CHAPTER 10

HOUSEHOLD HAZARDOUS WASTE

The City of Ridgecrest has entered into an agreement with Kern County Public Works Department to prepare this element and related environmental documentation. Project completion date is December 1, 1991.

CHAPTER 11

PROGRAM INVENTORY

This section of the General Plan provides an inventory of the implementation measures identified in each of the elements. Included for each program are discussions of each of the following items:

- o The agency primarily responsible for implementation.
- o A partial list of sources of funding. Where matching funds from the City are needed to participate in a State or Federal program, the proportion of matching funds is identified.
- o The level of manpower commitment of staff time or the use of a consultant.
- o The time frame for implementation (recommendation only).
- o The general description of the purpose and nature of program.

The programs have been organized in the same sequence in which they appear in the General Plan elements. When a program has appeared in more than one time period in the element, all numbers associated with its listing appear.

LAND USE - Chapter 1

1. PROGRAM: Monitoring of Current Planning Activity.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: City General Fund/Block Grants.

PERSONNEL NEED: Current Staff.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: Monitor the cumulative impacts of current planning and development so that modifications that are justified can be made in planning documents and City procedures. For example, unanticipated impacts from development such as traffic congestion should be noted and plans adjusted to bring circulation and development into better balance. This would allow staff to monitor for the consistency of actions with the different General Plan elements and with Council policy. In this way, planning can be the ongoing process which

it is intended to be. This program could be linked to the EIR process, fiscal impact reporting and development of forms to monitor processing, approval and construction of projects.

2. **PROGRAM:** Revise zoning and subdivision ordinances.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: City General Fund.

PERSONNEL NEED: Current staff.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: This program would involve dedicating staff time to the research necessary to revise the existing zoning and subdivision ordinances. Involved will be an evaluation of the existing ordinance, a comparison of ordinances from other districts and input from citizen review groups. Assistance from the State Office of Planning and Research may be available.

3. **PROGRAM:** Annexation Policies and Requirements.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Policy development part of General Plan program. Subsequent refinements funded through City General Fund.

PERSONNEL NEED: Current Staff.

TIME FRAME: 1991-1992.

DESCRIPTION: Policies and requirements to govern future annexation will be developed in order to clarify the City's position. Many such policies now exist although they are not now contained in an official document.

4. **PROGRAM:** Develop Joint Planning Agreement with Navy for Excess Properties.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o Federal government funds;
- o Redevelopment funds;
- o Possibly tax increment financing;
- o City General Fund.

PERSONNEL NEED: Minimal for project feasibility analysis. Significant if a project is agreed upon.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: The City and NAWS cooperatively would prepare a plan for the future development and administration of any expected excess properties. Possibly, the properties could be designated as redevelopment areas and, thus, become eligible for tax increment financing, bonding or other monies.

5. **PROGRAM:** Revision of the Sphere of Influence

RESPONSIBLE AGENCY: City of Ridgecrest and Local Agency Formation Commission (LAFCO)

FUNDING: City of Ridgecrest General Fund or owner/developer

PERSONNEL NEEDED: Existing City staff

TIME FRAME: On an as needed basis

DESCRIPTION: Upon expansion of the city boundaries the City should expand the sphere of influence. Areas within the Sphere are designated as the City planning area. The City can request adherence by the County to some City policies and procedures. This is important for future Planning programs of the City.

6. **PROGRAM:** Establish Neighborhood Planning Program.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o City General Fund;
- o Block Grants.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991-1995.

DESCRIPTION: The neighborhood planning program would be intended to involve residents in the planning for neighborhood development and improvement with the changes anticipated as a result of the Air Quality Attainment Plan implementation and Congestion Management Program; neighborhood needs will take on added significance. The program would serve to improve neighborhood identity both physically and socially. Neighborhood

planning committees would be established to work with City staff in developing neighborhood level design standards and improvement programs. The General Plan would function as the parameters or guidelines for neighborhood planning activities. Adoption and implementation of any neighborhood plan would require City Council approval.

7. **PROGRAM:** Preparation of Specific Plans.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: City of Ridgecrest General Fund with reimbursement by property owner/developer seeking project approval based upon specific plan;

PERSONNEL NEED: Present staff or use of consultant.

TIME FRAME: 2001-2010. Plan preparation may be required prior to 2001 for areas currently under development pressure.

DESCRIPTION: Specific plans are a detailed plan for development of a large area. They provide a bridge between the general nature of the land use map and the specific nature of a project design. The specific plan includes detailed regulations, conditions, programs and proposed legislation for the systematic implementation of all the General Plan elements. Features of a Specific Plan include design and provisions for open space and resource conservation, and other development guidelines. Candidate areas for Specific Plans include the downtown, NAWS excess properties and large vacant tracts of land adjacent to the City.

PUBLIC SERVICES AND FACILITIES

1. **PROGRAM:** Set priorities for public services and facilities programs within the capital improvement fund.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: Department Heads and Council Committees.

TIME FRAME: 1992 for planning - continuous implementation.

DESCRIPTION: A sincere effort should be made to evaluate service and infrastructure needs over the next twenty years. This requires participating effort by each department head. Recommendations for priorities can then be made to the appropriate council committees. Action for setting a strategic plan for the City should be taken by Council. This will result in a consistent policy approach to funding city projects. Resources and funds, as well as staff

time, could then be optimally allocated. Prioritization should be coordinated with infill development incentives and other programs and direct city growth.

2. **PROGRAM:** Maintain Standards of Public Services.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: City of Ridgecrest.

PERSONNEL NEED: Existing City staff.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: It will be important for the City to periodically review and update its existing service standards in the General Plan or City ordinances as they relate to services and facilities provided by the City such as: police to resident ratio or emergency response times. This can be accomplished through periodic review of the standards as the population grows or values change.

3. **PROGRAM:** Update Sewer Facilities Master Plan and the sewer plant.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Environmental Protection Agency (EPA), Clean Water Act funds of 1972, Sections 201 and 208 - Small Communities Grant Program. Requests for financial aid initiated at EPA are referred to the Regional Water Quality Control Board. EPA funds require 1/3 matching by the City.

PERSONNEL NEED: Environmental and engineering consultants.

TIME FRAME: 1991-1992 - plan development.
1992-2010 - plant upgrade.

DESCRIPTION: This program would entail the preparation of a sewer facilities master plan (sewer trunk lines, lift stations, treatment plant) which would coordinate the expansion and improvement of the system with current development and long-term development goals.

4. **PROGRAM:** Coordinate Water System Improvement Plans with Development.

RESPONSIBLE AGENCY: City of Ridgecrest and the Indian Wells Valley Water District.

FUNDING: City of Ridgecrest and the Indian Wells Valley Water District.

PERSONNEL NEED: City Staff and Water District engineer.

TIME FRAME: 1992-1993 plan coordination - continuous reevaluation.

DESCRIPTION: This program would initiate the modification of the water system improvement plan so that it is coordinated with City development goals and policies. The program would involve evaluation of the Water District's Master Plan to correspond with the City's expected growth levels and patterns.

5. **PROGRAM:** Coordinate Education Facility Master Planning with Development.

RESPONSIBLE AGENCY: City of Ridgecrest and Sierra Sands Unified School District.

FUNDING: City and School District budgets.

PERSONNEL NEED: Existing Staff.

TIME FRAME: 1992 - ongoing.

DESCRIPTION: The General Plan indicates land allocations for future school sites based upon projected population growth and distribution. The School District and City should coordinate planning for future school facilities to ensure sites are reserved in proper locations within developing neighborhoods.

6. **PROGRAM:** Evaluate the Costs/Benefits of Establishing Improvement Districts and Issuing City Bonds to Finance Improvements.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: City General Fund.

PERSONNEL NEED: Use existing personnel.

TIME FRAME: 1992-1993 - ongoing implementation, if determined feasible.

DESCRIPTION: Although passage of Proposition 13 has made Improvement Districts and Municipal Bonds appear undesirable, the significant public facility deficiencies in Ridgecrest (including streets) may warrant use of these mechanisms to obtain project funding. Through this program, the City would evaluate the feasibility of both funding approaches to determine their suitability for Ridgecrest. If they prove beneficial in Ridgecrest, the City could then pursue implementation.

COMMUNITY DESIGN

- 1,10 **PROGRAM:** Landscape guidelines for arterial and collector streets.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o General Fund;
- o Lighting and Landscape District.

PERSONNEL NEED: Existing personnel.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: The streetscape program will serve to provide a citywide plan for the landscape treatment of collector and arterial streets. Attention must be given to water conservation objectives in its development. Once established, the plan can be used to direct city efforts to landscape existing stretches of these roads and developer efforts to landscape portions along new segments of streets. Landscape guidelines should include block wall design to reduce the canyon effect and the treatment of underground utilities.

2. **PROGRAM:** Landscaping of Arterial and Collector Streets.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o California Forest Service, Urban Forestation;
- o Ridgecrest Redevelopment Agency (RRA);
- o Developer fees.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: Once the streetscape plan has been established, the City can initiate landscaping of medians of existing arterials through participation in the Urban Forestation program.

3. **PROGRAM:** Underground Utilities.

RESPONSIBLE AGENCY: City of Ridgecrest and utility companies.

FUNDING: Special improvement districts and underground utility funds.

PERSONNEL NEED: Utility company personnel and City staff.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: Based upon community design goals, priority residential areas for undergrounding of utilities should be established and improvements districts formed. In commercial areas, agreements of property owners will be needed to finance undergrounding.

4. **PROGRAM:** Develop Landscape Guidelines.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Undetermined.

PERSONNEL NEED: Existing staff and local citizens with appropriate expertise.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: To assist residents and developers in achieving water conservation, landscape guidelines should be established. Guidelines would include standards for plant types, irrigation systems and grading to capture runoff.

5. **PROGRAM:** Landscape guidelines for Public buildings, large tracts, commercial and industrial areas.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991-1995.

DESCRIPTION: Landscape design criteria which provides for water conservation and at the same time provides for pleasing development design, should be developed by the City. The criteria should address appropriate plant species, material usage, and irrigation techniques.

6. **PROGRAM:** Review and Update the Sign Ordinance.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: Existing Staff.

TIME FRAME: 1992.

DESCRIPTION: The City's existing sign ordinance should be reviewed to determine its effectiveness at regulating the appearance and location of signs. The ordinance should be revised, as warranted, and may be modified to include provisions for the depreciation and removal of existing signs which do not conform to the ordinance.

7. **PROGRAM:** Establish Design Guidelines.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: Additional planning staff and local citizens with appropriate expertise.

TIME FRAME: 1991-1993.

DESCRIPTION: Design guidelines serve to direct the character of urban growth to achieve an urban environment which is pleasing to look at and is harmonious with the natural environment. Topics for which guidelines would be prepared include site design, building design, signs and general project maintenance. The guidelines would be coordinated with the landscape guidelines and streetscape plan.

8. **PROGRAM:** Upgrade Building Facades in Commercial Areas.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o Private sources;
- o Ridgecrest Redevelopment Agency funds (RRA).

PERSONNEL NEED: Additional Community Development Department and/or Economic Development staff for program coordination.

TIME FRAME: 1996 - continuous implementation.

DESCRIPTION: Through this program, merchants and property owners will be encouraged to improve the appearance of commercial structures.

9. **PROGRAM:** Street Furniture Guidelines.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Undetermined.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1996.

DESCRIPTION: Street furniture guidelines will serve to coordinate the character of fixtures along major streets throughout the community. Among the fixtures which could be addressed are street lights, benches, signs, refuse receptacles and building overhangs.

CIRCULATION - TRANSPORTATION Chapter 2

1,13 **PROGRAM:** Support development of Car/Van Pooling.

RESPONSIBLE AGENCY: City Community Development Department.

FUNDING:

- o City of Ridgecrest;
- o Transportation Development Act (TDA) funds;
- o Air Quality Attainment Plan - User Fees.

PERSONNEL NEEDED: Varies with specific projects.

TIME FRAME: 1992 - Car Pooling ongoing.

DESCRIPTION: The 1991 Air Quality Attainment Plan for the Southeast Desert Regional (which includes Ridgecrest) has specified Employer-based Trip Reduction levels which must be met by 1995. The City will be responsible for its own program and for working with other large employers in order to meet the deadline. As a coordinator, the City should be taking a very pro-active role in development car/van pooling programs.

2. **PROGRAM:** Continued Participation in Regional Transit.

RESPONSIBLE AGENCY: City Community Development Department.

FUNDING:

- o City's General Fund;
- o Transportation Development Act Funds (TDA).

3. **PROGRAM:** City-wide Bikeway Plan.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o City of Ridgecrest;
- o Office of Education - Handicapped Innovative Programs for severely handicapped grants;
- o Urban Mass Transportation Administration - Urban Mass Transportation Technical Studies grants;
- o Community Development Block Grant funds;
- o Transportation Development Act Funds (TDA).

PERSONNEL NEED: Can use existing personnel.

TIME FRAME: 1991 - precedes phased street improvements program.

DESCRIPTION: The purpose of this program is to define the specific designation of the varying classes of bikeways in the City. The plan should display a linking relationship between the bikeways and activity nodes, as well as open space corridors. Minimum design criteria established in SB 244 should be used.

4,12 **PROGRAM:** Phased Street Improvement.

RESPONSIBLE AGENCY: City Community Development Department and Public Works Department.

FUNDING:

- o City of Ridgecrest;
- o Community Development Block Grant funds;
- o Transportation Development Act Funds (TDA);
- o Ridgecrest Redevelopment Agency - tax increment funds;
- o Office of Economic Adjustment - Public Works Impact grants; Grants and Loans for Public Works and Development facilities;
- o Assessment Districts if the electorate is amenable to them.

PERSONNEL NEED: Can use existing personnel.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: Based upon the recommended prioritization of street improvement by the Office of Economic Adjustment (An assessment of Transportation Needs in Ridgecrest, California, 1980) and the land use patterns, and the City's Pavement Management System, the City can implement a phased street improvement program. The city-wide bikeway plan and drainage plan, as well as curb cuts for the handicapped, should also be incorporated as part of the overall street improvement program. Phasing of improvements should be coordinated with other City capital improvement expenditures.

5. **PROGRAM:** Develop New Off-Street Parking Requirements.

RESPONSIBLE AGENCY: City Community Development Department.

FUNDING: City of Ridgecrest.

PERSONNEL NEED: Can use existing personnel.

TIME FRAME: 1991-1992.

DESCRIPTION: By developing new off-street parking requirements, the City can make modifications which will be more reflective of existing and projected circulation/parking patterns, as well as of the updated General Plan Land Use and Transportation/Circulation Elements. The update would be undertaken as part of the zoning ordinance update.

6. **PROGRAM:** Handicapped Parking and Curb Cut Installation.

RESPONSIBLE AGENCY: City Community Development Department and Public Works Department.

FUNDING:

- o Community Development Block Grants;
- o City General Funds;
- o Transportation Development Act Funds (TDA).

PERSONNEL NEED: Can use existing personnel.

TIME FRAME: 1991 - continuous. Implemented in conjunction with the phased street improvement program.

DESCRIPTION: The purpose of this program is to minimize the accessibility problems which are commonly experienced by the handicapped. Through the provision of convenient handicapped parking areas and curb cut installations in the city, this objective can be achieved.

- 7,8. **PROGRAM:** Improve Traffic Signs and Signals and require completion of arterial signalization or signage at intersections prior to occupancy of major developments.

RESPONSIBLE AGENCY: City Community Development Department, Public Works Department and Building Departments.

FUNDING:

- o City of Ridgecrest;
- o Federal Highway Administration - Highway Research, Planning and Construction grants;
- o National Highway Traffic Safety Administration - State and Community Highway Safety grants;
- o Urban Mass Transportation Administration - Urban Mass Transportation Administration Technical Studies grants;
- o Caltrans.
- o Development fees.

PERSONNEL NEED: Can use existing personnel and/or contract a traffic specialist.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: The purpose of this program is to evaluate the effectiveness of the traffic signs and signalization within the City. Based upon the results of the monitoring program, the City's Public Works Department can make the appropriate adjustments and plan long-term improvements. This program further requires traffic control, as specified in Planning Commission conditions, to be in place before allowing major developments to do business. This would eliminate major traffic problems that have occurred in the past. Traffic has increased in proportion to the growth of the city. Any new major development adds to a problem if traffic control mitigation measures are not complete prior to occupancy.

9. **PROGRAM:** Facilitate creation of a Transit Development Plan.

RESPONSIBLE AGENCY: City of Ridgecrest, and Kern Council of Governments.

FUNDING:

- o Transportation Development Act Funds (TDA);
- o City of Ridgecrest General Fund.

PERSONNEL NEED: Existing staff and/or consultant.

TIME FRAME: 1991-1995.

DESCRIPTION: The city has grown to the point where the existing Dial-A-Ride system is not the most cost effective nor needs effective system available. In order to meet the 1991 Air Quality Attainment Plan reduction by 1995, the City must start revising its mass transit system now. Development of a Transit Plan will provide the best approach for phasing in a fixed route system and meeting future needs.

10. **PROGRAM:** 1991 Air Quality Attainment Plan Implementation.

RESPONSIBLE AGENCY: Kern County Air Pollution Control District, and City of Ridgecrest.

FUNDING:

- o Development fees;
- o Air Pollution Control District fees;
- o City of Ridgecrest General Fund.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: The California Clean Air Act has mandated nonattainment areas to develop plans for attainment of specified pollutants by target dates based on air quality ratings. The Southeast Desert Area has a "serious" rating which requires compliance by 1995-1997. The City of Ridgecrest will be responsible for ensuring compliance with the plan within the City limits.

11. **PROGRAM:** Improvement of Bowman Road.

RESPONSIBLE AGENCY: City of Ridgecrest and Kern County.

FUNDING:

- o Development Fees;
- o City and County capital improvement funds;
- o Various Federal Grants (see other programs);

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991 for planning - phased implementation.

DESCRIPTION: To improve access and circulation in southern Ridgecrest, the City will identify and evaluate options for the improvement of Bowman Road. The City will need to

work with the County in developing a locally funded program for improvement. Cal-Trans is to be consulted for design and implementation of this thoroughfare.

SCENIC HIGHWAY

1. PROGRAM: Designate Scenic Corridors.

RESPONSIBLE AGENCY: City of Ridgecrest and Kern County.

FUNDING: No significant cost.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991.

DESCRIPTION: Designating the identified scenic corridors as scenic highways will enable the City to apply specific design standards to development within the corridors. For those portions of the corridors outside the city limits, the City will have to request the County to apply the scenic designation.

2. PROGRAM: Scenic Highway Design Standards.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1992-1993.

DESCRIPTION: To regulate the character of development within scenic corridors, design standards should be established. The standards should coordinate with citywide design standards, but also should give special attention to appropriate building setback and orientation to protect or enhance vistas. Property owners within the corridor should be involved in developing standards.

3. PROGRAM: Upgrade Existing Development in Corridors.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o Developer fees;

- o Utility Companies;
- o Ridgecrest Redevelopment Agency funds;
- o City of Ridgecrest General Fund.

PERSONNEL NEED: Existing staff for coordination.

TIME FRAME: 1993 - continuous implementation.

DESCRIPTION: To achieve conformance with scenic corridor standards, owners of existing development within the corridors will be encouraged to make modifications to site treatment and building facades, when feasible.

4. PROGRAM: Removal of Billboards.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o General Fund for program development;
- o Private funds for billboard removal.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1993 - continuous implementation.

DESCRIPTION: Through this program, the City would establish a program for phased removal of billboards and other off-site advertising signs within the scenic corridors. The program should be coordinated with sign ordinance revision.

5. PROGRAM: Public Improvement Standards.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Undetermined.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1996.

DESCRIPTION: Standards for public improvements within scenic corridors need to be established. Standards should be coordinated with streetscape plan and street furniture standards. New and relocated utility lines within 1,000' of a scenic corridor should be evaluated for the feasibility of undergrounding. Undergrounding will be accomplished in accordance with the utility's rules and tariff schedules on file with the California Public

Utilities Commission. A phased program of undergrounding, coordinated with city-wide efforts should be established.

HOUSING Chapter 3

The Housing Element has been provided as a separate document and maintains the Program Implementation Measures.

OPEN SPACE Chapter 4

1. **PROGRAM:** Parks, Recreation, Open Space and Cultural Coordinating Committee.

RESPONSIBLE AGENCY: City Parks and Recreation Department, and City Community Development Department.

FUNDING: City's General Fund.

PERSONNEL NEED: Existing personnel.

TIME FRAME: 1992 - Ongoing program.

DESCRIPTION: The purpose of this committee would be to plan and coordinate local recreation programs in order to maximize the use of existing facilities (public and private) and to help determine future facility needs and uses, as well as minimize the potential for program redundancy. Invitations to join this committee would be extended at least once a year to all existing and potential purveyors of recreation services in the Ridgecrest area by the City's Parks and Recreation Director. By coordinating regularly scheduled meetings, the Parks and Recreation Director will be given a tool by which to achieve community-wide facility and program coordination with the other recreation purveyors. These recreation purveyors could include:

- o Ridgecrest Parks and Recreation Department;
- o Kern County Parks and Recreation Department;
- o NAWS Special Services Division;
- o Sierra Sands Unified School District;
- o Cerro Coso Community College;
- o Bureau of Land Management;
- o All commercial recreation purveyors in Ridgecrest;
- o All of Ridgecrest's private schools.

The meeting(s) would not necessarily be open to the general public, interest groups, etc. However, concerned citizens should be given ample notice of the committee's meetings so that they can submit requests/criticisms to either the Parks and Recreation Department or any of the committee's representatives before the meetings are held.

2. **PROGRAM:** Mandatory Land an/or In-lieu Fee Dedication Requirements (Quimby Act funding).

RESPONSIBLE AGENCY: City Community Development Department.

FUNDING:

- o City's General Fund and/or fees for administration.

PERSONNEL NEED: Can use existing personnel.

TIME FRAME: 1992 - ongoing program.

DESCRIPTION: After the Parks and Recreation Element is adopted, the City should be implementing mandatory land and/or in-lieu fee dedication requirements (State of California, Quimby Act). Through the implementation of this program, the City would require the developer to dedicate land and/or provide a fee to the City as a stipulation to tract map approval.

An important precondition to this program's development would be for the City to assess what would be a fair dedication requirement. This study should take into consideration the following items:

- o Fair market value trends of the land in Ridgecrest.
- o Current and projected demand for open space and recreation facilities.
- o Dedication requirements imposed by other communities throughout the State of California.
- o Consistency of the dedication requirements with the Land Use Element as well as the Parks and Recreation Element.

3. **PROGRAM:** Publicity Program - continued expansion.

RESPONSIBLE AGENCY: City Parks and Recreation Department.

FUNDING: City's General Fund and/or private donations.

PERSONNEL NEED: Existing personnel from Parks and Recreation, the Assistant to the City Administrator.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: Through a varied public relations program, the City develops community awareness of the existing and potential recreation resources provided by the Parks and Recreation Department. Listed below are some relatively low cost mediums by which the City can promote its resources. The publicity mechanisms which the Parks and Recreation Department is already using are indicated with an asterisk. This publicity program would include the continuance of the City's current efforts:

- o Mailed brochures*
- o Radio advertisements*
- o TV advertisements*
- o Street banners*
- o Poster bills and colorful placecards*
- o Activity demonstration programs*
- o Short public relations films. These films can be distributed through the schools, service organizations, clubs, etc. as a method of promoting the parks system in general.

4,6, **PROGRAM:** Park Development.

7,8,
9,10 **RESPONSIBLE AGENCY:** City Parks and Recreation Department, Community Development Department.

FUNDING:

- o SB 1746; Land and Water Conservation Funds;
- o Quimby Act Funds;
- o Ridgecrest Redevelopment Agency funds (RRA);
- o General Fund.

PERSONNEL NEED: Varies with the requirements of each specific project.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: Based upon the recommended standards to be contained in the General Plan, Ridgecrest exhibits a deficiency in most aspects of park and recreation resources. State and federal funding can be applied for on a project-by-project basis for such facilities as athletic fields, tennis and handball courts, swimming pools, and rehabilitation/maintenance programs.

5,6, **PROGRAM:** Parks and Recreation Master Plan.

7,8,
9,10 **RESPONSIBLE AGENCY:** City Parks and Recreation Department, Community Development Department.

FUNDING: City General Fund.

PERSONNEL NEED: Existing personnel.

TIME FRAME: 1992-1993.

DESCRIPTION: A parks and recreation master plan would provide the City with specific guidelines for park development based upon the Parks and Recreation Element. Within this document, the Parks and Recreation Department, in conjunction with the Community Development Department, would determine the distribution of uses and facilities within the park system; inventory the needed facilities; and determine how the park system would be linked with other public services and facilities. The Master Plan would also identify specific funding programs and facility priorities.

Development of a Park, Recreational, Cultural, and Open Space Master Plan would guide city development in these areas for the next 20 years. It is very important that as much community input into the plan as possible be generated. The final plan should contain uses of areas, targeted areas, standards and development plans.

11. **PROGRAM:** Work with Bureau of Land Management (BLM) on land use.

RESPONSIBLE AGENCY: City of Ridgecrest, Bureau of Land Management

FUNDING:

- o General Fund;
- o Bureau of Land Management budget.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991 - continuous.

DESCRIPTION: The City needs to work closely with the Bureau of Land Management to facilitate the most appropriate use of BLM land within the city and the city's Sphere of Influence. Keeping in mind the identified open space, recreational needs as identified as well as future school or public land uses.

12,13 **PROGRAM:** Community and Cultural groups.

RESPONSIBLE AGENCY: City of Ridgecrest, Community Groups, Sierra Sands Unified School District, Cerro Coso Community College, Indian Wells Valley Cultural Arts Group, Maturango Museum, Interested Groups.

FUNDING:

- o Private/Non-profit funding;
- o General Fund;
- o Ridgecrest Redevelopment Agency funds (RRA)

PERSONNEL NEED: Existing staff, volunteers.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: The City needs to take an active role in the development of the arts community facilities to meet all the identified community needs. Staff time should be allocated to the pursuit of funding sources to meet the facility needs as outlined in the Master Plan. The City should be a positive force in the development of cultural and arts programming.

6,14 **PROGRAM:** Land Acquisition Strategy.

15,18

20 **RESPONSIBLE AGENCY:** City of Ridgecrest.

FUNDING: City, private donations, possibly state and federal funds.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991-2010.

DESCRIPTION: Based upon the recommended recreation standards and 2010 population projections, Ridgecrest will need to acquire additional acres of public park land by 1995. Through this program, in coordination with the Master Plan and Land Dedication program, the City will identify priority locations for future parks and work with the current owners towards eventual city acquisition.

16. **PROGRAM:** Develop a Nature Interpretive Park and Interpretive Program.

RESPONSIBLE AGENCY: City of Ridgecrest, Maturango Museum.

FUNDING:

- o City of Ridgecrest;
- o State of California;
-Park Bond Act monies

- Environmental Education Grant Program
- Wildlife Conservation Act of 1947;
- o Federal Government:
 - Land and Water Conservation Fund
 - Federal Real Property Grants
 - Recreation and Public Purposes Act.

PERSONNEL NEED:

- o Existing staff for coordination and supervision;
- o Consultants and contractors for plan development and construction.

TIME FRAME: 1994 for planning, 1995-2010 for development.

DESCRIPTION: This program proposes development of one or more parks in Ridgecrest with a desert habitat interpretation theme. Education programs through the public school system could be coordinated with the park(s).

17. **PROGRAM:** Accessibility Program.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o General Fund;
- o Park Bond monies;
- o Private donations.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1995 - continuous.

DESCRIPTION: All parks, recreational areas the future nature area and cultural facilities should be accessible to the handicapped. The city should actively pursue a program to provide accessibility.

19. **PROGRAM:** Parks, Recreation, Cultural Affairs Commission

RESPONSIBLE AGENCY: City Council.

FUNDING: City's General Fund.

PERSONNEL NEED: Existing staff, community volunteers.

TIME FRAME: 2000 - or before.

DESCRIPTION: The purpose of this program would be to establish a Parks, Recreation, Cultural Affairs Commission. The Commission would be delegated the duties of approving park and recreation planning projects, a function formerly performed by the Planning Commission and the Parks and Recreation Committee.

The Parks, Recreation, Cultural Affairs Commission would be comprised of five citizens which would be appointed by the City Council. They would meet on a bi-monthly basis on a day which would not conflict with other public meetings. The term of the committee members would also be determined by the City Council and City Ordinance.

CONSERVATION Chapter 5

1. **PROGRAM:** Establish an Environmental Quality Committee.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County and NAWS.

PERSONNEL NEED: Community volunteers.

TIME FRAME: 1992 - ongoing program.

DESCRIPTION: Through this program, the City of Ridgecrest would establish a citizens' committee to monitor key environmental issues affecting Ridgecrest and Indian Wells Valley. In addition, the committee would recommend a course of action to the City for dealing with specific issues. The committee would meet on a quarterly basis, or more frequently, if warranted.

2. **PROGRAM:** Participate in Regional Air Quality Planning.

RESPONSIBLE AGENCY: City of Ridgecrest - City Council and Community Development Department.

FUNDING: City General Fund.

PERSONNEL NEED: Existing staff with Council participation.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: With the adoption of the 1991 Air Quality Attainment Plan, the City will become an active participant in reaching the attainment goals in the Kern County portion of the Southeast Desert Air Basin. Active participation will result in input to the development of rules and procedures which accompany the plan. Members of the City Council and Planning Commission as well as Community Development Department staff should become

members of appropriate policy and technical committees. This would ensure that Ridgecrest is informed about regional and state air quality planning, but more importantly, will involve the City directly in the planning and decision making process.

3. **PROGRAM:** Participate in Use and Disposal Planning for BLM Lands.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County and Bureau of Land Management (BLM).

FUNDING: City of Ridgecrest.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: Since BLM lands play a major role in the City's open space and conservation planning, it is necessary for the City to begin close coordination with the BLM on use and disposal actions. Through the California Desert Conservation Area Plan, the BLM has established its land administration procedures, goals and objectives. The City needs to become involved in the preparation of any amendments to the plan within the City and its Sphere of Influence.

4. **PROGRAM:** Designate BLM/Cerro Coso set aside land as Habitat Preserves.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County, and BLM.

FUNDING: City of Ridgecrest (Negligible Cost for Designation).

PERSONNEL NEED: Existing staff for designation - BLM for enforcement.

TIME FRAME: 1991-1992 for designation; ongoing implementation.

DESCRIPTION: Because of environmental characteristics, these areas within and adjacent to the City are most suited for open space and habitat preservation. Through this program, they would be designated as such and plans made for their protection and use in interpretive programs. Funding for protection and education could be made available from state and federal sources after designation is completed and proper zoning applied.

5. **PROGRAM:** Participate in Regional Water Resource Planning.

RESPONSIBLE AGENCY: Existing Water Resources Committee, City of Ridgecrest and/or Environmental Quality Committee.

FUNDING: City General Fund.

PERSONNEL NEED: Existing staff, City Council representative and/or representative from Environmental Quality Committee.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: Through this program the City would become more directly involved in regional planning for the extraction, distribution and use of water resources. Through an appropriate forum, the City would assume a proactive planning role in conjunction with the major water purveyors. The focus of the groups planning efforts would be how best to manage groundwater resources and deliver an adequate supply of water to consumers.

6. **PROGRAM:** Pursue Voluntary Limits on Increases in Groundwater Withdrawal Rate.

RESPONSIBLE AGENCY: NAWS, IWVWD, North American Chemical Company, City of Ridgecrest.

FUNDING: Negligible cost.

PERSONNEL NEED: Existing staffs.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: As part of an overall water conservation strategy the major water purveyors and extractors would negotiate upon voluntary limits to increased groundwater extraction. The limits should result in an annual per capita reduction in groundwater withdrawal.

7. **PROGRAM:** Establish Standards and Limitations for Development in the Flood Plain.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County and NAWS.

FUNDING: Existing budgets.

PERSONNEL NEED: Existing staffs.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: In coordination with the drainage master plan and the flood plain management plan, the City would establish a flood plain zoning district which establishes set-back standards and limitations upon development in the flood plain. The ordinance should stress multiple use for public protection and recreation within the flood plain.

8. **PROGRAM:** Groundwater Recharge Plan.

RESPONSIBLE AGENCY: City of Ridgecrest; Indian Wells Valley Water District.

FUNDING: Developer exactions; Water Quality Control Board (WQCB).

PERSONNEL NEED: Existing staffs.

TIME FRAME: 1991 - ongoing implementation.

DESCRIPTION: In coordination with the Water District Master Plan, the City would help develop a plan for groundwater recharge to be paid for by WQCB funds in addition to developer fees. Consideration would be given to possible additional treatment of effluent which could then supplement water recharge.

9. **PROGRAM:** Support Desert Education and Interpretive Programs.

RESPONSIBLE AGENCY: Public schools, BLM, Maturango Museum with support from City (nonmonetary).

FUNDING:

- o Private donations, school district budget, possible City donation;
- o State or federal funding opportunities should be explored;
- o Ridgecrest Redevelopment Agency funds (RRA).

PERSONNEL NEED: Use existing school, BLM, and museum staff/volunteers with special knowledge in desert habitat.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: In order to promote a better understanding of the desert environment the City should support efforts of other agencies and individuals to provide interpretive or educational programs for the public.

10. **PROGRAM:** Evaluate and Implement Dust Control Alternatives for Dirt Roads and seek an agreement from Kern County to do likewise.

RESPONSIBLE AGENCY: Kern County, NAWS and City of Ridgecrest.

FUNDING:

- o City, County and NAWS Budgets;
- o Possible federal monies for starting innovative projects from EPA or other agencies;
- o Gas Tax monies.

PERSONNEL NEED: Existing staffs.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: Dust from dirt roads is a major source of local air quality problems, particulate matter (PM 10). A joint program to evaluate alternative approaches for controlling this problem in a cost effective manner should be pursued. The program will result in selecting and implementing the most cost effective and environmentally acceptable solution.

11. **PROGRAM:** Encourage solar energy features for public buildings.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County.

FUNDING: General Fund.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1992 - ongoing program.

DESCRIPTION: The City should encourage solar design for utilization in large public buildings that could be large energy consumers.

12. **PROGRAM:** Monthly reporting of City energy use.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund - cost minimal.

PERSONNEL NEED: City Staff.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: The City would take a proactive approach to energy consumption. Monthly usage reports is a good method of tracking success.

13. **PROGRAM:** Research retrofit program.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o General Fund;
- o State alternative energy funds.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1992 - ongoing program.

DESCRIPTION: As technology improves the City would have access to information on retrofit for energy conservation. Making this information available to the public should serve to lower the overall energy consumption rate.

14. PROGRAM: Library of solar and energy information.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o General Fund;
- o State Energy funds.

PERSONNEL NEED: Existing staff, or Conservation Officer.

TIME FRAME: 1992 - ongoing program.

DESCRIPTION: Providing resource materials to the general public is a relatively inexpensive public service that could net very positive conservation results.

15. PROGRAM: Develop Water Conservation Program.

RESPONSIBLE AGENCY: Xeriscape Committee, City of Ridgecrest, Indian Wells Valley Water District, Naval Air Weapons Station.

FUNDING:

- o Assistance available from the Department of Water Resources (DWR);
- o General Fund.

PERSONNEL NEED: City staff with technical assistance from DWR and the Indian Wells Valley Water District Conservation Officer.

TIME FRAME: 1991 - ongoing implementation.

DESCRIPTION: Through development standards the City could achieve desired conservation in conjunction with the IWVWD Conservation programs.

16. PROGRAM: Prepare Wastewater Recycling Feasibility Study.

RESPONSIBLE AGENCY: City of Ridgecrest, California Regional Water Quality Control Board.

FUNDING:

- o Regional Water Quality Control Board;
- o Sewer User fees.

PERSONNEL NEED: Environmental and engineering consultants.

TIME FRAME: 1991-1995 feasibility study.

DESCRIPTION: The City would conduct a feasibility study to determine the costs and benefits associated with the reuse of treated domestic wastewater for direct or controlled use in irrigation, deep-well injection, wetlands, landscaping, or other recovery methods. Only a portion of wastewater is now recycled via NAWs golf course irrigation.

17. **PROGRAM:** Landscape ordinance.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: City Staff.

TIME FRAME: 1991-1992.

DESCRIPTION: Development of a landscape ordinance that accommodates conservation of water was stressed by the Open Space element. Such an ordinance would meet both conservation and open space requirements.

18. **PROGRAM:** Develop and Administer Long-term Carrying Capacity Model for Indian Wells Valley.

RESPONSIBLE AGENCY: All local, state and federal agencies involved in use or planning for the Indian Wells Valley.

FUNDING: Federal grants with possible need for local contributions.

PERSONNEL NEED: Environmental consultant with City staff involved in project coordination.

TIME FRAME: 1991 - ongoing implementation.

DESCRIPTION: The long term use of the Indian Wells Valley will require careful management of the valley's natural resources including air, water, soils and desert habitat. Separate studies of the various resources are not underway or planned for the near future. As these studies are completed and their recommendations implemented, an overall environmental management or carrying capacity plan will be needed for coordination. The management plan would define relationships between various human activities (agriculture, residential, industrial, etc.) and the ability of the environment to absorb the impacts. Ultimately, a maximum population or level of activity would be defined which would be used to guide continued development.

19. **PROGRAM:** Adopt an Ordinance Implementing a Groundwater Recharge Plan.

RESPONSIBLE AGENCY:

- o City of Ridgecrest, IWVWD and Kern County for plan preparation.
- o City of Ridgecrest, Kern County, Indian Wells Valley Water District and NAWS for implementation.

FUNDING:

- o City, IWVWD and County Budget with possible federal assistance for plan preparation;
- o Developers and builders for implementation.

PERSONNEL NEED:

- o Consultant for plan preparation.
- o Existing staffs for implementation coordination.

TIME FRAME: 1996 - ongoing implementation.

DESCRIPTION: Section 66484.5 of the Government Code (Subdivision Map Act) permits assessment of development fees for implementing a groundwater recharge plan once the plan has been adopted locally. Since groundwater recharge is a regional concern this program should be coordinated with Kern County and the Water District.

20. **PROGRAM:** Evaluate the Feasibility of Alternative Fuels for Public Vehicles.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County and NAWS.

FUNDING: Undetermined.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1996 for evaluation - ongoing implementation.

DESCRIPTION: The City, County and NAWS will evaluate the feasibility of alternative fuels for powering public vehicles. Alternative fuels including methane, solar and other non-fossil fuel based fuels will be considered. Vehicles should be modified to use those fuels which are shown to be cost- effective over the mid-term or long-term.

21. **PROGRAM:** Develop Measures to Capture Runoff.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o City Budget, Development Fees or Assessment Districts;
- o Possible federal assistance.

PERSONNEL NEED: Existing Public Works staff with possible assistance from engineering consultant.

TIME FRAME: 1996 - coordinate implementation with development.

DESCRIPTION: This program calls for design and development of measures to capture runoff (urban and storm) and inject it in some manner into the ground for recharge or storage for later use. Measures to be investigated include sumps, dry wells and other collection/retention system. The program would be coordinated with the drainage master plan.

22. **PROGRAM:** Solar access plans for new development.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund - minimal cost.

PERSONNEL NEED: City Staff.

TIME FRAME: 1996 - ongoing.

DESCRIPTION: With the projected growth of the city and the known limited energy available ordinance should be developed which provides for design access to solar energy. Many cities have already had to provide similar requirements in order to facilitate equal accessibility.

ECONOMIC DEVELOPMENT Chapter 6

Implementation Measure 1 through 75 - (see chapter 6 for listing)

PROGRAM: All programs

RESPONSIBLE AGENCY: City of Ridgecrest/ Ridgecrest Redevelopment Agency/ w assistance from the Chamber of Commerce, Ridgecrest Area Conventions and Visitors Bureau, Board of Realtors, private sector and community groups .

FUNDING:

- o Ridgecrest Redevelopment Agency funds (RRA);
- o General Fund
- o Developer fees

PERSONNEL NEED: City Economic Development staff.

TIME FRAME: 1991-2010.

DESCRIPTION: The Implementation Measures for the Economic Development Element have been established in order to foster and help maintain the economic well being of the City. There are four basic areas that have been identified; General, Governmental, Industrial, Commercial, Resort/Residential, Employment. The Measures involve the assistance and cooperation of many agencies and organizations within the Indian Wells Valley. Many job tasks have been listed as Measures that place an emphasis on business recruitment and retention for the Indian Wells Valley. They identify promotion of employment, commerce and industry as targets that are important to meet the goals and objectives of this element. All economic development activity must be compatible to the mission of the Naval Air Weapons Station.

NOISE Chapter 7

1. PROGRAM: New Housing Planning.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund

PERSONNEL NEED: No significant need.

TIME FRAME: 1991 - Immediate implementation.

DESCRIPTION: Ridgecrest officials would hold periodic meetings with NAWS officials to be kept abreast of planned changes in airfield and test range operations. Housing and commercial developments planned near major arterials or within AICUZ influence would be assessed from the noise impact point of view before permits for construction are issued under this program. Indoor noise levels (CNEL) must be at or below 45 dBA before a special permit allowing construction within AICUZ zones or near arterials is issued.

2. **PROGRAM:** Vehicle Noise Reduction.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: Two police officers or City personnel trained to operate a sound level meter, used on a part-time basis.

TIME FRAME: 1991-1992 - ongoing program.

DESCRIPTION: Under this program, funding is provided to enforce the highway vehicle and modified exhaust portions of the City noise ordinance. Major traffic actively is monitored along Highway 178 to weed out particularly noisy trucks or motorcycles. The noise team also visits local residential areas which complain about occasional noisy vehicles.

3. **PROGRAM:** Control off-road motorcycle and vehicle use within Ridgecrest.

RESPONSIBLE AGENCY: City of Ridgecrest, Police Department, Bureau of Land Management Ranger Patrol, and NAWS Security within incorporated portions of the Naval Air Weapons Station.

FUNDING: City of Ridgecrest and NAWS.

PERSONNEL NEED: Additional police staff, depending upon control measures adopted.

TIME FRAME: 1992 - ongoing program.

DESCRIPTION: Controlling off-road motorcycle use in Ridgecrest will require a multi-faceted approach, including: 1) law enforcement; 2) rider education; and 3) development of alternative riding areas. Numbers two and three are discussed as part of subsequent noise implementation measures. The actual control of off-road motorcycles will require review and modification of the current ordinance to either prohibit uncontrolled use or limit it to specific areas, time-of-day, etc.

4. PROGRAM: Quiet Transportation.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund, supplemented by available funds from State and Federal energy and transportation agencies.

PERSONNEL NEED: No significant need.

TIME FRAME: 1991-1992 - ongoing implementation.

DESCRIPTION: After careful planning and meetings with the community, and in conjunction with effectively-planned educational/advertisement activity, a system of bicycle paths, pedestrian walkways, and mass transit routes would be developed and implemented. Although there are other beneficial aspects of this program, such as, reductions in traffic congestion and air pollution, the reduction in environmental noise can be advertised as a major benefit.

5. PROGRAM: Noise Ordinance Preparation.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: City of Ridgecrest.

PERSONNEL NEED: Noise Consultant supplemented by limited Community Development and Public Works Departments staff time.

TIME FRAME: 1992 - ongoing implementation.

DESCRIPTION: The noise ordinance will combine the City noise standards, methods for determining compliance, and penalties or other forms of recourse available to the City, public and individual for achieving compliance or compensating for noncompliance. The topics potentially addressed in the noise ordinance are presented earlier as part of the discussion of standards. Numerous examples of noise ordinances for both urban and rural communities are available to assist Ridgecrest in preparing its ordinance.

6. PROGRAM: Establish an Area and/or Facility for Lawful Operation of Off-road Vehicles.

RESPONSIBLE AGENCY: City of Ridgecrest, Bureau of Land Management and Kern County. Assistance from the private sector should be actively sought.

FUNDING:

- o State of California Off-Highway Vehicle Fund;

- o City and County General Funds;
- o Possible private funds.

PERSONNEL NEED: Staff involvement in facility planning; Additional staff for operation of facility, if operated by City.

TIME FRAME: 1993.

DESCRIPTION: As part of the overall effort to control the effects of off-highway vehicle operation in the City, especially motorcycles, the City should pursue development of a facility or designated area for OHV operation. The program should be undertaken with the assistance of Kern County and private citizens. Alternative facilities to be considered include: 1) designating a specific area for OHV operation which is sufficiently distanced from residences and noise sensitive uses (no supervision provided); 2) develop an urban mini-cycle park providing limited support facilities such as a building for vehicle storage, fenced perimeter, etc.; 3) a complete OHV facility with motor-cross track, spectator facilities, etc. Localities such as Tulare County, Sacramento County, Riverside County and Los Angeles County which have developed facilities, and organizations such as the State Department of Parks and Recreation, American Motorcyclist Association and Motorcycle Industry Council should be contacted for assistance in plan development.

7,8. **PROGRAM:** Update Traffic and Aircraft Noise Contours.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: General Fund.

PERSONNEL NEED: Noise consultant.

TIME FRAME: 1994 - periodic implementation.

DESCRIPTION: Periodically the City will need to monitor noise along major roadways as changes in traffic patterns and traffic volumes occur. The results will be used to keep citywide noise contour maps current and minimize exposure of city residents to excessive noise. Update of aircraft noise contours may be necessary as revisions to the AICUZ plan occur.

SAFETY Chapter 8

1. **PROGRAM:** Prepare and Adopt Flood Plain Management Program.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o City of Ridgecrest;
- o Army Corps of Engineers;
- o Kern County;
- o Developer fees;
- o Drainage fees.

PERSONNEL NEED: Engineering consultant.

TIME FRAME: 1991-1992 - ongoing program.

DESCRIPTION: A Flood Plain Management Plan Program based on the Master Drainage Plan should be completed by the City. Appropriate funding mechanisms for the project will have to be incorporated with the management plan.

2. **PROGRAM:** Incorporate the Kern County Fire Department's Fire Flow, Hydrant Spacing and Other Fire Safety Standards into the City's Subdivision and Zoning Ordinances.

RESPONSIBLE AGENCY: City of Ridgecrest and Kern County Fire Department.

FUNDING: City of Ridgecrest.

PERSONNEL NEED: Existing City and Fire Department personnel.

TIME FRAME: 1992.

DESCRIPTION: Incorporation of the Kern County Fire Department's Fire Safety Standards into the City's Subdivision and Zoning Ordinances as part of overall ordinance revision is needed to clarify mandatory development requirements pertinent to public safety.

3. **PROGRAM:** Conduct Annual Fire Prevention Inspection Program.

RESPONSIBLE AGENCY: County Fire Department.

FUNDING: County Fire Department/City of Ridgecrest

PERSONNEL NEED: Fire Department personnel.

TIME FRAME: 1992 - ongoing implementation.

DESCRIPTION: Continuation of the annual Fire Inspection Prevention Program operated by the Fire Department with the purpose of inspecting and making recommendations to residents and businesses regarding fire prevention measures is the intent of this program.

4. **PROGRAM:** Pursue Community Crime Prevention Program.

RESPONSIBLE AGENCY: Ridgecrest Police Department.

FUNDING: Donations solicited from service organizations; sales of neighborhood Watch Emblems.

PERSONNEL NEED: Police administrator; teams of reserve officers and explorers.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: The Crime Prevention Program is comprised of three current programs: 1) Operation identification; 2) Target Hardening; and 3) Neighborhood Watch. Operation Identification depends on the voluntary participation of residents as does the Neighborhood Watch program. The goal of each is to improve residents' awareness of crime prevention techniques and to implement deterrents such as proper identification of their valuables, improved home security systems and mutual observation of adjacent homes. Target Hardening involves police recommendations for discouraging crime through means such as alleviation of obscurement to building access, modifications to traffic patterns, and review of building permit applications prior to their approval.

5. **PROGRAM:** New Insurance Services Office (ISO) Rating.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County Fire Department, and Insurance Services Office (ISO).

FUNDING: No cost to City

PERSONNEL NEED: ISO staff only.

TIME FRAME: 1992.

DESCRIPTION: The ISO establishes fire insurance ratings. Because of recent water delivery system improvements and improvements to the fire station as well as a new fire station, a new rating is warranted. As part of the rating, remaining deficiencies in local fire protection services are identified. The results of the rating would enable the City to develop programs to correct these remaining deficiencies.

6. **PROGRAM:** Curbs, Gutter and Sidewalk Improvement Districts.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING:

- o General Fund for administration;
- o Assessment of residents to finance improvements.
- o Ridgecrest Redevelopment Agency funds where appropriate.

PERSONNEL NEED: Existing staff.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: Curb, gutter and sidewalk improvement districts would be established in existing neighborhoods upon approval of 51 percent of property owners. Assessments to finance these improvements would be levied. Construction of improvements would be phased with street improvements.

7. **PROGRAM:** Modification of Joint Fire Service Agreement with the NAWs for coverage of Northern Ridgecrest.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County Fire Department and NAWs.

FUNDING: General Fund.

PERSONNEL NEED: Existing administration personnel.

TIME FRAME: 1994.

DESCRIPTION: The fire service agreement between the City and the NAWs should be modified so that the NAWs Fire Department would assume responsibility for jointly servicing with the Kern County Fire Department, the northern section of the community.

SEISMIC SAFETY

- 1,9 **PROGRAM:** Adoption of Uniform Building Code (UBC).

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Ordinance preparation and implementation should require minimal funding, and may actually result in savings to the City if hazardous conditions can be avoided in new developments.

PERSONNEL NEED: Short-term need during ordinance preparation; no significant need for implementation.

TIME FRAME: Immediate implementation.

DESCRIPTION: By adopting the most recent edition of the UBC, the City assures that new construction will meet current national standards. The adoption of Chapter 70 is particularly important since Ridgecrest currently has no hillside grading ordinance. The requirements in Chapter 70 for a Soils Engineering Report and Engineering Geology Report will satisfy the recommended standard requiring preliminary soils and geologic reports for new developments in the City. The recommended ordinance should provide that either or both of the preliminary soil and geologic reports may be waived if the City shall determine that, due to its knowledge as to soil and geologic conditions of the proposed development, no preliminary analysis is necessary.

2. **PROGRAM:** Establish a City Seismic Safety Commission.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Short-term funding to establish Commission; some on-going allocation for City staff and costs associated with public education programs during implementation; some contracted consulting services may be required; costs will be far less than those incurred by having to rely solely on City staff and/or paid consultants.

PERSONNEL NEED: Short-term need for City staff to establish Commission; City staff and volunteer Commission members for implementation; NAWS would likely be a prime source of potential Commission members.

TIME FRAME: Establish Commission by 1992. Implement initial review and recommendation programs as early as possible and maintain schedule of on-going review.

DESCRIPTION: The recommended Seismic Safety Commission would be made up of representatives of the public, City Council, Planning Commission, City staff (including Fire, Police, Community Development, Building and Public Works Departments), and volunteer advisory members from the community who can contribute expertise in relevant fields such as geology, soils engineering, communications, emergency medical service, etc. The Commission's responsibilities would include:

- o public education on preparation for and response to an earthquake and related hazards such as fire, utility disruption, etc.
- o review and updating of the City's seismic safety programs and ordinances.
- o review and development of seismic design guidelines for lifeline utilities and other critical facilities.
- o review, updating and coordination of the City's emergency response plan and preparedness for earthquakes and related hazards.

Each of these items is described briefly below:

Public Education - The Seismic Safety Committee would be responsible for carrying out an educational program, including the preparation and distribution of an earthquake newsletter providing citizens with information about actions they can take before, during and after a major earthquake to reduce the severity of the disaster. Individual citizens can make a real contribution in an earthquake disaster situation by knowing how to turn off water and gas lines, by conserving water, and by knowing what to do during earthquake shaking and after the event. Appendix I, Earthquake Safety Tips, and Appendix J, You Can Reduce the Danger, included in the Planning Guide to the Seismic Safety Element of Kern County are appropriate examples of a newsletter which can be used for this purpose.

Review and Updating of Seismic Safety Programs/Ordinances -The Seismic Safety Commission would keep abreast of developments in earthquake research and disaster preparedness planning at the federal, state, regional and county levels through appropriate contact with various governmental agencies and commissions. The Commission would periodically review the City's seismic safety-related programs and ordinances, including overseeing the review and updating of the Geologic and Seismic Hazard Map, as described in Implementation Measure 6 and the structural evaluation program discussed in Implementation Measure 3.

Lifeline Utilities and Critical Facilities - Guidelines for the siting or routing, design, operation and emergency repair of lifeline utilities and critical facilities should be developed and periodically reviewed by the Seismic Safety Committee. These facilities would include:

- o electricity-generating facilities and transmission lines.
- o natural gas storage facilities and pipelines.
- o portable and emergency fire-fighting water supply systems.
- o sewage systems.
- o Highways, railroads and airport facilities.
- o telephone, radio and television communications systems.
- o High occupancy buildings (schools, hotels, offices, auditoriums, stadiums, etc.).
- o emergency facilities (police and fire stations, hospitals, communications and disaster-response centers, etc.).

The major objective of this recommendation is to assure that these types of facilities are designed or upgraded, as necessary, so that they will either remain functional (for example, emergency water supply systems, hospitals, major transportation corridors, etc.) or not pose excessive hazards (for example, failure of high occupancy buildings or facilities, major gas line rupture, etc.) during an earthquake. This would involve close review and coordination of utility and service company plans for seismic preparedness, as well as coordination with local agencies, hospitals, the communications media, etc.

Emergency Planning and Preparedness - The Seismic Safety Commission would be responsible for reviewing and recommending improvements in the City's earthquake and

related hazard response plans. The composition of the Commission would be ideally suited to provide the integrated multi-disciplinary review necessary. This Commission may also coordinate the planning and carrying out of earthquake drills and monitoring of the plans of other local jurisdictions (particularly Kern County and the NAWS).

3. **PROGRAM:** Evaluation of Existing Structures as to Adequacy and Safety During Earthquakes.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: On-going funding during period of implementation, either for City staff or contracted consultant.

PERSONNEL NEED: Need for City staff for inspections and reports, or contract with consultant, during period of implementation.

TIME FRAME: 1992 through 1995 for initial hazard identification and mitigation. 1996 through 2000 for long-term structural hazard evaluation program.

DESCRIPTION: Strong ground shaking accompanying earthquakes can cause partial to complete collapse of inadequately designed or constructed buildings and other structure, and can cause appurtenances such as roof tiles, poorly tied cornices, parapets, facades, signs, etc., to fall. Surface fault rupture and soil liquefaction can also contribute to structural failure during earthquakes. A long-range building inspection program, with initial emphasis on recognition of the potential for falling objects in areas where people tend to congregate, and inspection of older masonry buildings, should be implemented. The goal of this program would be to identify potentially unsafe structures and/or conditions, particularly in those areas delineated as potentially hazardous on the Geologic and Seismic Hazard Map. The owners of unsafe structures would then be required to reduce or eliminate the hazard to human life as directed by the City.

- 4,7 **PROGRAM:** Adoption of Ordinance Requiring Detailed Soils and/or Geologic Reports in Potentially Hazardous Areas as Delineated on City's Geologic Seismic Hazard Map.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Short-term funding for ordinance preparation; no significant funding for implementation.

PERSONNEL NEED: Short-term need during ordinance preparation; no significant need for implementation.

TIME FRAME: Adoption of ordinance by 1992.

DESCRIPTION: The two major potential hazards delineated on the Geologic and Seismic Hazard Map are surface fault rupture and liquefaction. To avoid the hazard of surface fault rupture, one must first recognize it; one of the objectives of this recommendation is to avoid placing structures over fault traces. Fault traces recognized to date (1981) are shown on the Geologic and Seismic Hazard map of the City of Ridgecrest. Also shown on the map are study zones extending 200 feet from each side of the fault traces. A geologic report prepared by a registered geologist, and preferably by a certified engineering geologist, should be required for any proposed development within the delineated study zones. The report should be prepared according to the criteria set forth in Appendix H - A Guide to Typical Geology Report of the Planning Guide to the Seismic Safety Elements of Kern County.

Potential hazard due to soil liquefaction during earth quakes exists in areas underlain by Quaternary alluvial deposits, including lake deposits, which contain zones of relatively loose, granular soils where depth to ground water is less than 50 feet. Areas known at present to Geologic and Seismic Hazard Map. For all structures other than one or two story wood frame dwellings in the areas delineated, and any other areas where the conditions noted above exists, detailed soil and foundation engineering and geologic reports addressing this and related soils hazards should be required. Since areas exhibiting these conditions are located primarily within the NAWS, efforts, to reduce this hazard should be coordinated with the Navy. It should also be noted that much of this area is identified as property to be exsessed by the Navy for eventual reuse or redevelopment by the City or private developers.

5. **PROGRAM:** Establish Formal Review Process for Soils and Geologic Reports and Process for Updating the City Geologic and Seismic Hazard Map.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: Short-term funding during program development; some funding for addition of geologist and soils engineer to City staff or, alternatively, funding for contracted consulting services; arrangement for reimbursement of all or part of report review cost by applicant may be considered.

PERSONNEL NEED: Short-term need for City staff during program development; may require addition of one geologist and one soils engineer to City staff; otherwise, a contract arrangement with the County Geologist and/or private consultants.

TIME FRAME: Program established by 1992.

DESCRIPTION: The City needs a formal review process for both preliminary and detailed geologic and soils reports to assure that hazardous development is avoided. Review should be a licensed geologist, preferably with certification in engineering geology and a licensed civil engineer specializing in geotechnical engineering. This recommendation is very important if hazardous land use is to be avoided, because, unless soils and geologic reports are reviewed by qualified professionals, omissions or inaccuracies in these reports may go unnoticed.

Adequate review could be obtained by arrangements with the County Geologist and/or by contract with private consultants. The decision on hiring of involved staff should be based on an assessment by the City of the current and projected number of reports requiring review and other responsibilities and duties such staff may have. Many cities in California have successful programs of this type, and their experience would provide a useful basis for implementing such a program.

A program of review and updating of the Geologic and Seismic Hazard Map should be established to incorporate information developed during the recommended geologic investigations. Faults and/or areas susceptible to liquefaction may be added, deleted, or changed, as necessary. The changes to the map should be reviewed and approved by a licensed geologist either on the City staff, or under contract with the City (alternatively, the County Geologist may serve this function).

The City may also consider undertaking a more detailed research program, including field investigation where feasible, to establish more refined boundaries of areas subject to seismic hazard. This work could be performed by, or under the direction of, the geologist retained to review required applicant reports.

6. PROGRAM: Update Seismic Information.

RESPONSIBLE AGENCY: City of Ridgecrest.

FUNDING: City General Fund and development fees.

PERSONNEL NEED: Existing staff and geologic consultant.

TIME FRAME: 1991 - continuous implementation.

DESCRIPTION: As geologic investigations and reports are completed city maps and educational materials should be periodically updated to reflect the current information.

8,10 PROGRAM: Emergency Operations Plan development.

RESPONSIBLE AGENCY: City of Ridgecrest, Kern County, Kern County Fire Department, Naval Air Weapons Center, State Disaster Preparedness Department.

FUNDING:

- o General Fund;
- o FEMA;
- o State.

PERSONNEL NEED: Existing personnel.

TIME FRAME: 1991 - ongoing program.

DESCRIPTION: The City is in the process of revising the Emergency Operations Plan and preparing for a hands-on disaster exercise to be repeated each year. Part of the plan revision is a better definition of roles in the Emergency Operation Center and the role participating agencies perform. A public awareness campaign is part of the implementation of the revised plan and is presently being developed.

SOURCE REDUCTION AND RECYCLING Chapter 9

This element is provided as a separate document, the program implementation measures can be found there.

HOUSEHOLD HAZARDOUS WASTE Chapter 10

This element is provided as a separate document, the program implementation measures can be found there.

APPENDIX A

LIST OF ABBREVIATIONS

LIST OF ABBREVIATIONS

AFDC - Aid for Dependent Children
AICUZ - Air Installation Compatible Use Zone
APZ II - Accident Potential Zone II
BLM - Bureau of Land Management
CCCC - Cerro Coso Community College
CDBG - Community Development Block Grant
CNEL - Community Noise Exposure Level
City - City of Ridgecrest
CT53 - Census Tract 53
CT54 - Census Tract 54
dBA - decibel perceived noise levels
DPZ - Drop Potential Zone
DU - dwelling unit
est. - estimated
FIA - Federal Insurance Administration
GVW - gross vehicle weight
ISO - Insurance Services Office
IWVWD - Indian Wells Valley Water District
LAFCO - Local Area Formation Commission
Low-Mod - Low to Moderate
NE - northeast
NOTS - Naval Ordnance Test Station
NSP - Neighborhood Statistical Program
NWC - Naval Weapons Center
PIC - Private Industries Council
R.V. - Recreational Vehicles
RRA - Ridgecrest Redevelopment Agency
SMSA - Standard Metropolitan Statistical Area
SSUSD - Sierra Sands Unified School District
TDA - Transportation Development Act
UBC - Uniform Building Code
USGS - U.S. Geological Survey
Valley - Indian Wells Valley
Wherry Housing Units - excess military multi-unit housing located
within Prospect Parks and Cimarron Gardens

APPENDIX B

VISION 2010 MEETING MINUTES

VISION 2010 MINUTES

APRIL 13, 1991

I. INTRODUCTIONS

Roe Darnell, a Planning Commission for the City of Ridgecrest, was the facilitator for this meeting.

The Meeting Norms/Rules to follow were:

- o Every Idea is Respected
- o Stay on the Subject/Stick to the Topic
- o Seek Solutions
- o Be Here Now/Pay Attention
- o Be Concise and to the Point
- o Express the Main Points

II. REVIEW AGENDA

Mr. Darnell briefly explained the main points of the agenda. This meeting was arranged because the City Staff is soliciting comments/ideas from the public on how they vision the City of Ridgecrest to look in the Year 2010 and to incorporate these ideas into the Revised General Plan.

The process in which these ideas will be incorporated into the General Plan is:

- o Prioritize ideas gathered from this meeting.
- o A draft written by the Land Use Committee of the General Plan.
- o An analysis of the draft in a second forum similar to this meeting today.
- o A second draft by the Land Use Committee.
- o Submission to the General Plan.

A few catchy phrases Mr. Darnell likes to use are:

- "The best way to predict the future is to create it."
- "Whether you believe you can or can't - you're right!" (Henry Ford)
- "Design is better than Drift"

Introductions were made around the room.

III. PRESENTATION OF POSSIBLE IMPACTS & NEEDS IN THE YEAR 2010

Sherry Neumann, Community Development Director, made a brief presentation on the standard adopted guidelines for a city of 75,000 - 80,000 people. There really aren't any standard adopted guidelines any longer. California has since gotten away from them, and has issued disclaimers back to the Planning Department of cutting back on their note of standards, and requirements within a city, except for some of the minimum services provided. In the latest review received from OPR (Office of Planning & Research, State of California) has indicated the minimum service levels for a city of 75-80,000 people. Once a year there are approximately 600-1,000 planning related rules that come down and have to be implemented. OPR helps each community and each county pull them into their systems and comply. From the State of California Standards, they use these as guidelines, based on a population of 75,000 - 80,000 residents, for land use:

- o 400 acres of major shopping center areas. This does not include your neighborhood commercial uses, but does include large areas (i.e. Mervyn's, Stater Brothers). Another way to figure the acreage is 100 acres per 20,000 people.
- o 1,000 Hospital beds per 50,000 population.
- o Doctor Ratio - 1:1,000
- o Fire Station Ratio - 1:30,000

Cultural Needs are to be determined by the direction of the community. With a population of 75,000 - 80,000 population, you can anticipate:

- o 2 Libraries
- o 1 Performing Arts Center
- o 4 Gymnasiums
- o 3-5 Community Use Centers
- o 25-35 Schools
- o 5 acres of park for every 1,000 people
- o 3 Police Substations

After this, OPR leaves the rest up to the Cities/Communities, based on their needs. Ridgecrest population count is close to 29,000 people (within the City limits). Without annexing any additional property to the City, build-out would accommodate 75,000 people on the existing city limits.

A question was asked if there are any guidelines for governments (i.e. City Councils, etc.)? Depending upon the type of government existing, and whether or not the City is chartered, and whether or not City Council is paid or paid on a full-time basis, is determined by the electoral (not by the population). Regionalization effects will be discussed later on during the meeting.

IV. BRAINSTORM!

WHAT KIND OF PLACE DO YOU WANT RIDGECREST TO BE IN THE YEAR 2010?

- | | |
|---|---|
| 3rd Civic Center | Golf Course |
| Paved Roads | Recreation Facilities |
| Bowman Bay | Open Space |
| No Trash in the Desert | People Working Together (NWC/City) |
| Water Conservation Leadership | Attract New Business/Diverse |
| Enough Childcare | Multiple Trail System |
| Wind Breaks | Promote Private Schools |
| No Gangs | Desert Showcase Community |
| Best School System in the State | Public Transportation |
| Recycled Water & Recycled Garbage | Energy Conservation Building Codes |
| Organic Compost/Methane used for Energy | Attractions for Retired People |
| Heightened Concern for People | Childcare & Elder Care |
| Building Height Requirements | Greenbelt around the City |
| Preserve Vistas | Scenic Corridors |
| Solar Car Community | Protection of IWV Water from Outside Agencies |
| Research & Development Center | Modern Technology for Water Recycling |
| Performing Arts Center | Covered Mall |
| 4-Year University | Plan for Valley as a Whole (Big Valley) |
| Desert Studies | Increased Use of Solar Energy |
| Tennis Courts | Most Beautiful Desert City on Earth |

Beautify Entrances to City (Cal-Trans)
Better Care of Area Around the City (Sphere of Influence)
Good Air Quality
Streets & Parking Lots with Shaded with Water-Tolerant Trees
Firm Financial Structure
Growth to not surpass available Water
Growth to Not surpass available Resources
Family Unit Fostering
Children the Highest Priority
Self-Sustaining (Not only on NWC)
Undergrounding of Powerlines
Scheduled Transportation
Constructive Youth Activities
Creative Wastewater Management
Program for Art in Public Places
Uniform Codes for Street Intersections
Modernized Traffic System
No Illegal Drugs
Additional Parks & Trail System
Resting Areas/Assembly Places
Public Restrooms
Contract Police Services
Population Retention
Positive Publicity
More Citizen Involvement
Museum Expansion
Uniform Fire Protection/Upgraded
Community Image Enhancement
Youth/Retiree Joint Programming (Recreational)

V. RECESS

A 15 minute break was taken. While on the break, several people worked on compiling the different ideas into major categories.

VI. GROUP DISCUSSION

Staff will use this information and it will have influence on the vision statement in the General Plan. There is a current Vision Statement, but it doesn't have the thrust we are looking for. Some of this information may be contained in the Preliminary Draft of the General Plan. If it is not already in there, it is a guarantee that these ideas and this information will be given consideration. It is not fair to expect that all of these ideas and comments will be incorporated into the General Plan, but all of this information will have a positive influence on Staff and Committee Members. One concern was that this process will fall through after this meeting. A lot of groups were not in attendance at the meeting, but the other Special-Needs Groups should be given consideration. This meeting is an attempt to "expand the circle".

The minutes from this meeting will be on file in the Community Development Department, and everyone that signed in on the list will be sent a copy.

WATER

- *Water Preservation
- *Water Recycling (Wastewater) Innovation
- *Protection from outside exportation
- *Better use of Bowman Bay (moved to Recreation)

Main Points:

1. No one takes away our water.
2. Maintain or enhance quality of life so we do not overdraw.
3. Trees, Xeriscape, Grouping things with recycled water/better use.
4. Conserving makes good sense.
5. Apply technology for water use (and leadership).
6. Evaluate sources of water.
7. Whole valley approach to water.
8. All water is a resource!

General Comments:

- o No one takes away our water.
- o Maintain/enhance quality of life (resources -vs- people).
- o Emphasis on green, growing things (xeriscape also).
- o Recycle water for use on plants, parks, schools, homes, gardens.
- o Conserve Water, whether we are in a deficit or not.
- o Capture from geothermal and condense it down.
- o Reuse from gray water.
- o Apply technology to increase water availability.
- o Account of what water we have, what has been used, and what is being recharged.
- o Evaluate known resources.
- o Valley-wide water management plan/program supervised by Valley-wide management leaders.
- o The City needs a mandate from the people who live in the City; put management of water into the hands of a larger agency (not necessarily the City).
- o Firm up agreement with water users.
- o Valley-wide management/valley-wide coordination of an entity.
- o Valley-wide cooperation/coordination.
- o Water districts created by government - fine tune this arrangement.
- o Want a plan to meet needs of City for Year 2010 (and Valley).
- o Preserve Resources.
- o Water is Water is Water!
- o All Water is a Resource.
- o Keep an eye on technology of reclaimed water.
- o Water from this valley needs to be protected from being sold outside the valley, and then decide how to allocate it among each other in a fair way.

ENVIRONMENTAL

- *Recycling Zone - Total
- *Green Belt/Wind Breaks
- *Scenic Corridors (City) (Entrance)
- *Park/Trail System
- *Shaded Street (Drought Resistant Vegetation)
- *Energy/Recycling
- *No dumping
- *Solar Community
- *No Trash
- *Compost/Methane
- *RDT & E Center (City)

Main Points:

1. Fully examine the environmental effects of all projects - earlier in the planning process. Cumulative impacts account.
2. Develop a harmony with the environment.
3. Sequence from environmental to infrastructure to development.
4. Balance private/public property.

General Comments:

- o Thorough environmental assessments (on projects) of impacts. Do this early/earlier in the process.
- o Desert, fragile environment: Conservation of not making it more desert, respect plants, harmonious with the environment.
- o Whole conceptual Master plan on environmental assessment.
- o Cumulative impacts.
- o Development environment first.
- o SEQUENCE: Environment, infrastructure, development.
- o Water/Environment Concept: Certain trees create humidity/rain, doing several things at once.
- o Public -vs - private property balance - need to do.

SOCIAL

- *School System Upgrade (4 year college, expand private schools)
- *Child/Elder Care
- *Youth-Retiree Joint Educational Program
- *Citizen Involvement (NWC/City - Joint Part)
- *Emphasis on Family/People
- *Youth Activities/Recreation Facilities
- *Museum Expansion
- *Art in Public/Performing Art
- *Public Rest Areas (including Restrooms)

Main Points:

1. Expand 4 year degree process.
2. Build a sense of Community.
3. Integration of all activities.
4. Better coordination with all public agencies.
5. Nurture inter-relations of age groups.

General Discussion:

- o Child care/elder care.
- o School system upgrades - 4 year college with wide definition, 2nd tier level programs.
- o Youth/Retirement.
- o Citizen involvement.
- o Family/People oriented.
- o Museum expansion.
- o Performing Arts.
- o Restrooms.
- o Neighborhood parks/Regional parks.
- o Encourage education (graduate school).
- o Expand 4 year degree possibilities.
- o Research institute and development.
- o Feeling of being safe.
- o Build a "Sense of Community".
- o Visual arts, etc. need facilities and programs (need playing fields) - BROAD spectrum of Art.
- o Cultural center.
- o Integration of all activities (and participation).
- o Tennis courts and school programs.
- o Park and Schools and City and NWC opened to ALL citizens.
- o Better coordination of all public entities.
- o Youth/Retirees need to be appreciated because they all have things in common (value and appreciate).
- o Nurture inter-relationships within age groups.
- o Block parents.
- o Parent participation in schools.

INFRASTRUCTURE

- *Public Transportation System
- *Underground Powerlines
- *Uniform Street Intersection Codes
- *Traffic Management
- *Building Height Requirements
- *Management Growth Consistent with Resources
- *Contract Public Services
- *Paved Streets
- *Triple Pane 3rd Civic Center
- *Uniform Fire Protection

MAIN POINTS:

1. Is there enough public land to provide for the infrastructure (broad)?
2. Technology transfer, appropriate to our environment will be used - may require city support.
3. Provide shelter from environment in uses.
4. Plan against decay; staged development.
5. Multi-use areas (i.e. Malls used for recreation, culture).
6. Address blighted areas.
7. Increase opportunity for public input.

GENERAL COMMENTS:

- o Do we have enough public lands to provide for us in the year 2010?
- o Do not allow out-of-town architects.
- o Keep up with technology and appropriate apply them to the environment.
- o Stream-line transportation.
- o Technology transfer - Needs City support.
- o Sheltered (covered) shopping centers - shelter from the environment.
- o Plan against decay.
- o Zoning - develop only in areas then go to the next area (staged development).
- o Malls also provide additional services.
- o Multi-use areas.
- o Governing body - use more citizen groups.
- o Blighted areas.
- o Increase opportunity for public input.

VII. WRAP UP

Evaluated the process in which the information was gathered at this meeting.

GENERAL COMMENTS:

- o Will this be dropped right here? Do you have some future plans for this Brainstorm? The people working on the General Plan will have this information to use in the revisions. There will be additional public meetings to specifically review the General Plan. The dates listed below are tentative:

June 11: Noise & Safety
July 9 : Economic Development
August 13: Housing
September 10: Open Space & Conservation
October 8: Circulation/Transportation
November 12: Land Use
December 10: Review of entire General Plan and Recommendation to City Council

The meetings for public comment on the Draft General Plan will be publicized in the newspapers, and those that signed in will also get notification, along with numerous other organizations, groups, and citizens that have previously signed up at other committee meetings. The meeting will be held in the City Council Chambers at City Hall, during regular Planning Commission meetings.

- o The older and younger groups were not in attendance at this meeting. These groups of people do not necessarily have the means to make these types of meetings. Suggested ways to expand the process were:
 - * Door to Door
 - * Surveys
 - * Utilize High School Students
 - * Go to "THEM" to get input
 - * Telephone Calls
- o All of the elements need to be consistent with each other. This has been a very beneficial meeting for Staff and the Planning Commissioners.
- o Public comments were positive as to the meeting today. The format/style of the meeting was informal and helpful.

WRITTEN COMMENTS

- o Roe Darnell also requested written comments as a brief wrap up for the meeting. These written statements will also be included in the minutes and will be given to Staff to consider/incorporate into the Draft General Plan.

By 2010, Ridgecrest will have:

- o A theater complex (large and small theaters); concert hall; recital hall; dance facilities. The facilities will accommodate both local and touring groups, and will include facilities for set design, construction, and storage; space for instruction.
- o Integrated indoor and outdoor facilities for cultural activities, i.e. the theater complex will also have outdoor spaces available for drama, dance, music, etc.
- o Areas designed for an integration of activities, including sports, cultural, eating, shopping, reading, resting, etc.
- o Space for visual artists to do their work and to display it.
- o A community art gallery.
- o Adequate trained and experienced professional staff for all facilities and programs.
- o A central arts and culture office, emphasizing volunteer support and service, to plan and coordinate events, provide information, sell tickets, provide office space and services for arts organizations, etc.
- o A significant program of art in public places.
- o An emphasis on what is best for the community as a whole - not just the business community.

- o A design for the city encompassing views of the mountains and desert, not just fast-food outlets and garishly painted malls.
- o An experimental program to provide our young people with work and learning experiences in business and the professions, including recreation and the arts, so as to give them alternatives to crime and drugs. "Just Say No!" is only a part of the answer. An answer must be provided to the question of "What do we do after we've said 'No'?"
- o Environmental determinations that include the impact of construction on scenic beauty. It's just as easy to build something beautiful as something ugly.
- o A city designed and built and operated to meet the needs and interests of it's citizens; and how do we determine the needs and interests of those segments of the population who weren't represented today?

A City which encourages its citizens to become involved with all social, economic, political, and educational concerns. A total recycling zone, dumping and other water matters which impact the quality of life will be eliminated. A City which will embrace all religious, ethnic, and cultural entities and celebrate their differences.

I want the City of Ridgecrest to be a Community where children can grow to their highest potential and LIFE is respected in its own right.

Local government that is skilled in getting the citizens to move in a common/desired direction without have to exercise its police authority.

Important to deal with blighted areas. Grade Schools - make education a priority in the community. Help Youth to know that they are the community's number 1 resource - we are building for them.

A City of approximately 60,000 with planned development appropriate for the desert environment.

- o Architectural controls
- o Landscape controls
- o Progressive water rates based on use
- o Encourage "clean" industry
- o Encourage private investment in recreation facilities
- o Preserve the Desert
- o Preserve the Vistas

Vision of Ridgecrest: "A Great Place to Raise A Family" - kids must be number 1 priority!

Public Form for inputs to General Plan: More of these open discussions; Expand process; Publish some feedback as to the utility and help to the planning process.

For the Community to have successfully made the awkward transition from small town to medium city ... and to have adapted to all the changes (administrative, infrastructure, etc.) that transition requires.

A City of people interested in the running of the City. A community of vision with the desire for a clean place to live with a place for all the citizens to enjoy a good life. Use knowledge to create a wonderful spot to live.

Clean, environmentally and culturally sound productive city. Get questionnaires and/or door to door feedback from the community. Survey the community on their ideas for the city. Put in a database in order to organize and be useful.

For population retention. As a member of the community, I hear MANY people leave town because there is little to do here. A community that I do NOT have to leave on weekends. This community has a recreation center that has tennis, golf, swimming, horseback riding, etc. These facilities being offered at NWC is NOT sufficient. I want activities to do.

Ridgecrest Vision:

- * Academic environment to include childcare up to and including 4 year degrees/Post-graduate degrees.
 - * Sports Center to include at least 6 tennis courts, programs supported by a concession stand.
 - * Resources conservative community.
 - * Planned roads and transportation system.
 - * Integration of all ages into activities designed to accommodate all citizens.
- *****

A community that maintains the "Sense of Community" even while experiencing growth/urbanization. Use of EXPERTS - A community that does not re-invent the wheel, but takes the best ideas and technology from other communities and implements them.

Ridgecrest in 2010 will be: A community that cares about its people; Plans for and protects its desert environment; and that values and encourages sharing of cultural differences and interests.

A culturally literate city using the resources of its educated citizens that retains the "small town atmosphere". One which is ecologically sound in its approach to development as a whole, and in its private living. And, somehow find a way to provide alternate traffic routes (e.g. provide a way to get from the Inyokern side of the city to the Trona side of the city without going through the China Lake Blvd/Ridgecrest Blvd. intersection).

Vision of Principal Characteristics of Ridgecrest 2010:

- * Extensive professional and vocational participation by residents in municipal and school activities.
- * The City possesses one of the nation's best school systems (small classes/citizen participation).

Ridgecrest 2013: Ridgecrest WILL be the most beautiful Desert City on Earth!

- * If fragile desert areas are not protected and set aside NOW, they will not be available.
- * Property for: Parks (not particularly lawn type), Trails (4 kinds - pedestrians, bicycles, horses, dirt bikes), Windbreaks, Greenbelts.

I would like to see the citizens of Ridgecrest feel more connected to each other by their access to and understanding of local government, by their shared positive experiences: recreation, schools, local transportation, mutual conservation efforts, etc.; and to provide support and inspiration for other communities who are growing like we are.

I envision a desert community that makes maximum use of limited resources, optimize water use, limit shopping areas, but encourage covered malls, have neighborhood parks. Immediately start correcting areas of neglect. For example, there are no good public tennis courts in the City and the school courts are so poor that the team can not practice on them.

Community wide cooperation for a safe-clean community well planned to attract and retain population, with emphasis on unique needs of isolated desert area.

Hal & Dorothy Bennett's comments are attached.

**VISION FOR RIDGECREST-
SCIENCE CITY OF THE DESERT
2010 A. D.**

Ridgecrest has grown in the last 45 years from a dusty desert town that had very little appeal to most newcomers to a town where the quality of life could become outstanding. Desert Planters of Ridgecrest was founded with an objective of making Ridgecrest "clean and green", and for 28 years has worked to make it happen. It is happening, and the treeless, brown dusty appearance the town once had has changed to a city of new, landscaped shopping centers, inviting homes, some with delightful green traditional or xeroscaped yards and broad, mostly well paved streets. People now want to live here, and our dream for the city is that the quality of life will continue to improve and be in harmony with the desert, largely through the use of technology, intelligent zoning and many recreational areas in the city. We should not allow the area to become more intensely desertized, as for example has happened in the Persian Gulf area, what used to be called the fertile crescent and which is now even unable to grow its own food.

Ridgecrest is entitled to become an example of what science and technology, which many of the citizens are working in and which is the main reason that the city exists, can do for the quality of life in a modern desert community.

A key use of technology is to provide water for lots of vegetation in the city, the parking lots shady and green with trees, the schools well landscaped, green parks and recreational areas, perhaps a new golf course and all without drawing on the potable water of the valley. Technology puts this vision within our grasp, and we must have the courage and intelligence to make it happen. The city should be eager to develop and use the finest and most cost-effective methods of sanitary water reuse and use this re-cycled water for the greatest benefit of the citizens of all ages. The schools should be excellent, with good teachers and a solid curriculum. The Naval Weapons Center should continue and enlarge opportunities for our schoolchildren to participate in scientific and technological studies and see first hand what makes our civilization work.

This city should be a forerunner in the reuse of waste. The dump operation should be modernized. All organic material should be made into compost with the methane by-product used for heating, cooking, and power. The organic compost should be returned to the soil, a necessary step if water is to be used efficiently in growing vegetation. The remaining waste should be converted into building products and other uses.

The city should develop its own style of architecture and landscaping and not attempt to copy other areas because this area is very distinctive. For example, we have the highest insolation of any place in the United States, and should strongly consider solar heating and the use of solar energy. We could become a model community in this area for the entire country.

The Valley should not become overcrowded with people. If we outrun our resources the quality of life will deteriorate, real estate prices will fall and businesses will suffer. We can sustain about the number of people that we have now comfortably, and should discourage city programs aimed at developing large increases in population. Quality, not quantity should be our objective. Any businesses other than the Naval Weapons Center should be high tech oriented. The air quality should be jealously safeguarded, as should the desert vegetation and wildlife. We live in a beautiful place; let's keep it that way or improve it, not destroy it..

Hal and Dorothy Bennett
Desert Planters of Redgiant
619-375 8730

VISION 2010 SIGN IN LIST

<u>NAME</u>	<u>ADDRESS</u>	<u>ORGANIZATION</u>
Richard A. Orwig	1359 Planet	Citizen
Stephen F. Lyda	427 Garth St.	Tennis Club
Bill Webster	819 Sonja	China Lake Tennis Club
Wendy Wayne	420 18th Str. (Bakersfield)	Comm. Connection for Child Care
Barbara Mattick	1124 S. Allen St.	Comm. Connection for Child Care
Pat Farlander	236 C Drummond	Republican Women's Federation
Camie Keeter	520 N. Amanda	NWC Children's Centers (Code 2295)
Keith Kahont	528 S. Sorrel	Citizen (Tennis/Golf)
Carolyn Beck	510 S. China Lake	Southern California Edison
Mike Rindt	704 S. Alvord	China Lake Tennis Club
Clyde Irvine	4440 Las Flores Avenue	Citizen
Bonnie Irvine	4440 Las Flores Avenue	CLOTA
Rex Ribultan	518 S. Alvord	China Lake Tennis Club
Terry Rowell	920 N. Randall	China Lake Tennis Club
Patrice Archuleta	1757 W. California Ave.	Leapin' Lizards Day Care Centers
Mary O'Neal	1800 W. Drummond	Leapin' Lizards Day Care
Jerry R. Boggs	311 S. Rancho	NWC China Lake
Bruce Wertenberger	701 W. Coral	Maturango Museum
Bill McBride	1070 W. Kendall	Citizen
Tom Marshall	825 W. Coral	Scorpion Soccer Club
Brenda Abernathy	305 Petris Avenue	NWC China Lake
Alice Hirsch	628 Allen Street	Desert Planters of Ridgecrest
Dorothy Roton	236 Ridgecrest	Citizen
John Dunker	654 E. Springer	Citizen
Bill Werback	529 Kevin Court	Desert Comm. Orchestra Assn.
Monica Fiscalini	Box 7	Daily Independent
Howard Auld	641 Mamie Avenue	City Council
Barbara Auld	641 Mamie Avenue	Citizen
Frank Cartwright	514 Las Posas Street	Citizen
Ricky A. Parks	1400 Kearsarge Avenue	NAACP
Harold E. Bennett	619 W. Felspar Avenue	Desert Planters
Dorothy Bennett	619 W. Felspar Avenue	Desert Planters
Johnny Haney	205 W. Boston	Citizen/Tennis
Charlotte Wee		Tennis
Tom Wee	240 Mariposa	Tennis Club, Bike Club
Ken Grant	736 Randall	Recreation, including Tennis
Peggy Chun	P.O. Box 2129	Citizen
JoAnne Ingle	1961 S Inyo	Citizen
Pat Farris	739 N. China Lake Blvd.	Citizen
Sherry Neumann	100 W. California Avenue	Community Development Director
Diane Bailey	100 W. California Avenue	Community Development Secretary
Nancy Bass	600 W. Coral Avenue	Planning Commissioner
Dave Allen	718 W. Upjohn	Planning Commissioner
Glenn Walden	1036 N. Scott	Planning Commissioner
Roe Darnell	700 Randall	Planning Commissioner



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